

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 help us inform the project brief and outline the broad expectations we have for the scheme. It is our intention to run a competitive process and secure an experienced development partner to assist us with the masterplan design work.



Aerial photograph (view from east)

Ship Street gasworks: history

The former gasworks site has a rich historic past but has sadly become an eyesore since it was left derelict as far back as 1956.

Town gas was made on the site up until 1956. Part of the site ceased to be used then, though it continued to be used for gas storage until the 1970s and a social club operated until earlier this century.

A large scale remediation of the site took place between 2009 and 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.

Folkestone & Hythe Gazette, Wednesday, Sept. 30th, 1964



DERELICT SITE SHOULD BE USEFULLY USED

How much longer will this piece of ground, forming part of the old Folkestone Gasworks retort house, remain unused?

That is the question repeatedly asked by residents in the Broadmead Road, Bourne-mouth Road and Ship Street area.

They consider it a great waste of land which could be used for housing, preferably Corporation flats. But the Gas Board still holds

on tenaciously to the site and uses a part of it for storing pipes.

Now that the offices of the South Eastern Gas Board are to be moved before the end of the year to Ramsgate, further land and buildings will become empty.

Recently the Civic Trust, in its latest publication, declared that the increasing acreage of derelict land in England and Wales debases and disgraces our civilisation.

RETURNING FROM TOUR OF GHANA

MR. Stephen Russell, 20-year-old London University student, who left Folkestone with four friends in a Land Rover for an expedition by road to Ghana, Africa, on June 24th, is now on his way back in a tramp steamer. He is working his passage

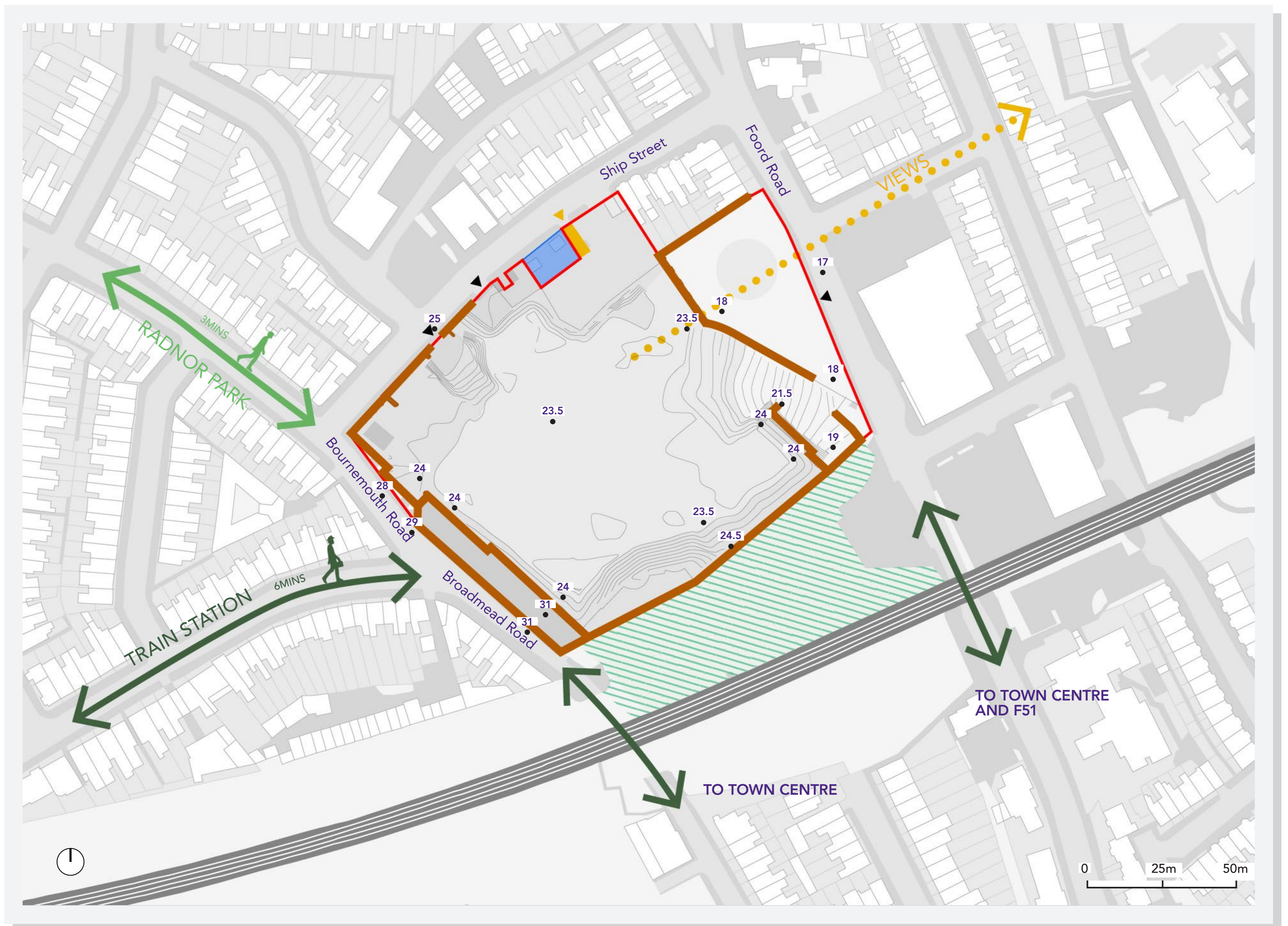
Site conditions

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.

Site levels fall significantly from west to east, with a 12 metre level difference across the site. Existing retaining walls create a largely flat plateau across the centre of the site.

The site has some residual utilities operations – pipes and cables – still in place. Site issues need to be investigated further.



- 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 east



View looking west

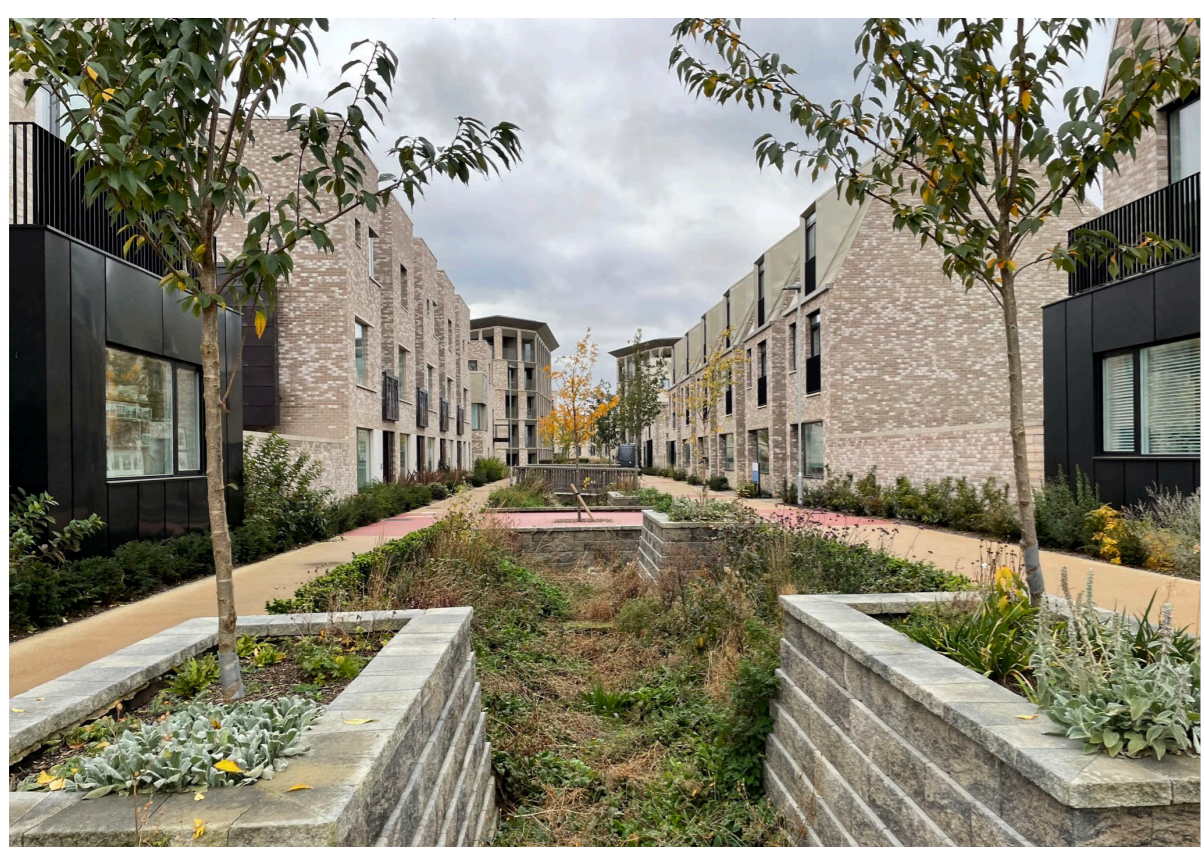
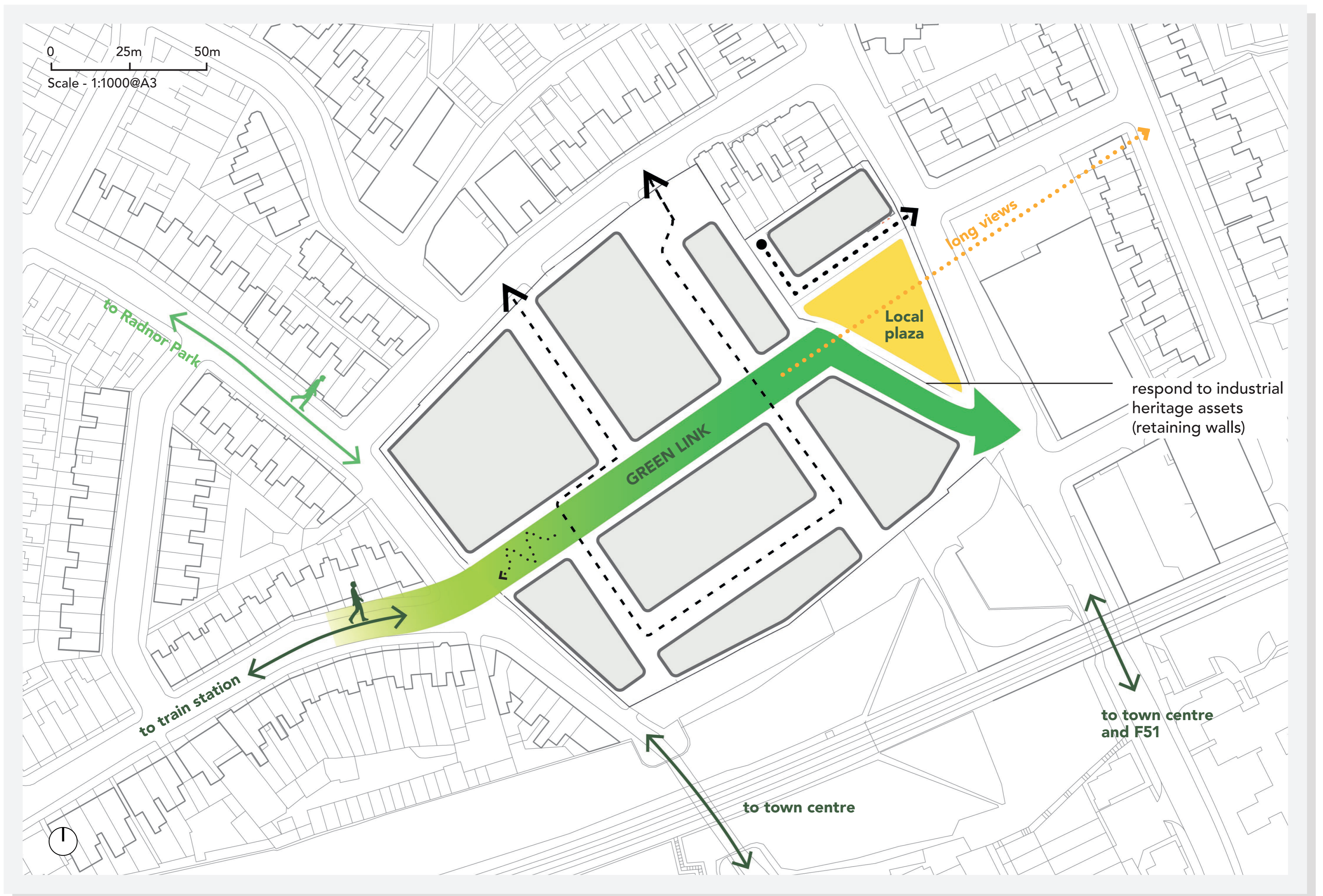
Site principles

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 to be taken into account in future designs.

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.



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



There is potential to incorporate areas for play in the green link design



A local plaza with active ground floor uses, including workspace, with opportunity for temporary exhibitions in the public realm

Design principles

The aim is for this unsightly plot to be transformed into a fantastic development that benefits the local community. Through well-designed and sustainable housing, the development will positively add to the distinctive cultural character of Folkestone.



1. The homes will be highly energy efficient using materials to minimise carbon emissions and maximise insulation



2. The development will encourage sustainable lifestyles with incentives to promote using public transport, cycling, and car clubs



3. The homes will be a mixture of private and affordable



4. It will include a mixture of houses and apartments for growing and newly forming households



5. The homes will be of a density suitable to the site's town centre location. Houses and apartments may have sun terraces and courtyard gardens



6. The development will create a pedestrian and cycling-friendly urban environment and may include mews-like streets

Next steps



illustrative view from Foord Road

Community engagement and update events

Spring 2022

Carry out site investigations

Early summer 2022

Develop design/seek funding package

Summer/early autumn 2022

Planning submission

Spring 2023

Potential start on site

Early 2024

A creative development

Folkestone & Hythe District Council greatly values the contribution of Creative Folkestone in supporting the development of the project brief for Ship Street.

Creative Folkestone has a proven track record of applying art, cultural activity and creativity as a sustainable driver of urban regeneration. This is exemplified by their leading role in the development and promotion of the Folkestone's Creative Quarter.

The council seeks to utilise that expertise and drive to place creativity at the heart of the project brief for the housing-led design development of the site.

Through the Folkestone Triennial and other initiatives, Creative Folkestone has opened the site to visitors, and hosted events that reimagine the site and potential futures.

The Creative industries continues to grow and plays an important role in making Folkestone a great place to live, work, play and visit for all.

