

Princes Parade Public Consultation

Overview of exhibition material displayed

Seabrook Church Hall, Seabrook Road, CT21 5RB

Tuesday 29 November, 2016

Hythe Town Hall, High Street, Hythe, CT21 5AJ

Wednesday 30 November, 2016

www.princesparade.co.uk

Folkestone
Hythe & Romney Marsh
Shepway District Council



Welcome . . .

...to our public consultation event. The landowner, Shepway District Council, is sharing information about the proposed planning application for Princes Parade with people and organisations across the district.

In April 2016, Shepway District Council's Cabinet decided that a new swimming pool (including spectator seating and a learner pool) and recreation centre, new quality homes, new public open spaces to enhance the setting of the canal, and new public parking for the beach should form the basis of a planning application.

Based on the brief, Tibbalds Planning and Urban Design has produced a masterplan showing where those things could go on the site. This exhibition provides you with an opportunity to study the masterplan, talk to representatives from Tibbalds and other specialist consultants, and leave your written comments.

You will also find a design for the recreation centre, prepared by the architects GT3, that you are invited to comment on.

We encourage you to provide as much comment as possible because your feedback from these public consultation events will be included in the planning application when it is submitted to Shepway District Council as the local planning authority in 2017.



Key project objectives

The following are the key objectives behind the project to redevelop Princes Parade:

- Deliver a high quality community recreation and leisure facility, including a replacement for Hythe Swimming Pool
- Provide at least 150 homes to meet a range of needs, including 30% affordable housing
- Provide high quality public open space for use by the local community
- Provide the same number of public parking spaces for the beach as currently exist (100)
- Preserve and enhance the setting of the Royal Military Canal
- Create a place with a distinctive seaside character
- Create a stronger connection between the site (and the wider area) and the seafront
- Enrich the biodiversity of the site
- Keep Princes Parade as a strategic road link but change its character by designing for vehicle speeds of 20mph
- Improve the seafront promenade by creating an attractive space for pedestrians and cyclists

Transport and roads

Princes Parade runs along the southern boundary of the site and acts as a relief road for Seabrook Road (A259).

There are no parking restrictions on the southern side of the road, and on-street parking is well used, particularly in summer months. The site is located within a sustainable location with bus stops relatively nearby.

The proposed scheme will provide improved facilities along Princes Parade, including the re-alignment of the road and an enhanced promenade. The re-aligned road will be traffic calmed to encourage suitable speeds in the vicinity.

The development has been designed to ensure that the current parking demand on Princes Parade can be met within more suitable locations rather than on-street.

The existing car park next to the Seapoint Canoe Centre will merge with the new car park for the proposed recreation centre. The new car park is designed to be able to accommodate demand from the existing car park, the proposal associated with Seapoint Canoe Centre and the proposed recreation centre.

As part of the planning process, the surrounding road network will also be reviewed in regards to highway capacity and safety to ensure that the scheme does not have any adverse effect on the surrounding area.

Meet the Team: MLM



Flood risk and drainage

The risk of flooding from the canal and sea has been considered in detail and a holistic approach has been taken to ensure the development will be both safe and sustainable for the next 100 years.

The proposed relocation of the highway to the north of the site provides the opportunity to improve the promenade and set the existing secondary wall back from the coastal frontage.

This will provide protection from the coastal environment while ensuring continued connectivity with the seafront. Wave overtopping has been considered as part of the design process and the development will be designed to ensure that the buildings remain unaffected by coastal flooding during an extreme storm event.

Similarly, water levels predicted within the canal have also been considered and will be used to inform the finished floor levels of the development, to ensure that the proposed buildings are not at risk of internal flooding and to confirm that the risk to the surrounding properties is not exacerbated as a result of the new development.

Extensive work is being undertaken to ensure that a Sustainable Drainage System (SuDS) is included within the development proposals to address any surface water flooding through increased development.

Meet the team: Herrington Consulting Limited



Heritage

The Royal Military Canal was built between 1804 and 1809 against the threat of invasion from France.

It runs for 28 miles across Romney Marsh and formed a physical barrier should troops invade from the sea.

The current development site was low lying and clear of vegetation so that the defending troops on the banks of the Royal Military Canal could shoot across it at the enemy landing from the sea.

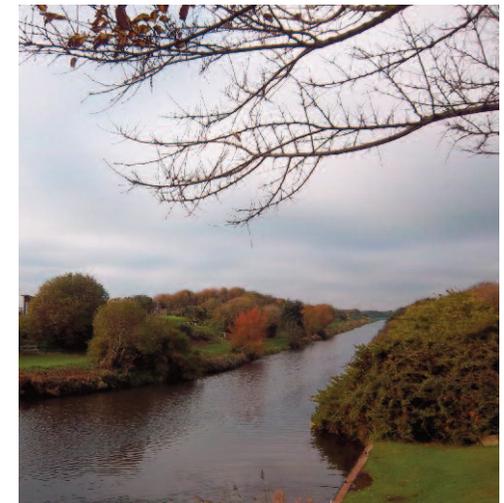
When the threat of invasion disappeared, the canal and its banks became popular for recreation.

In the 1960s and 1970s, Princes Parade became a waste tip. It is now raised 4 metres above the canal and blocks all views between the canal and the sea.

Although the development will again change the relationship between the canal and the sea, it will provide an opportunity to restore the banks, and improve footpaths, public open space and links to the sea.

The development aims to be sensitive to its setting and take inspiration from its surroundings and history.

Meet the team: Martin McKay



Masterplan

Leisure centre

The new leisure centre is located to the east of the site close to the new Canoe Club. It will include swimming pool and new leisure and parking facilities.

Traffic free promenade

Princes Parade will be relocated to the north of the site and the existing promenade will be widened and designed as an attractive route and space.

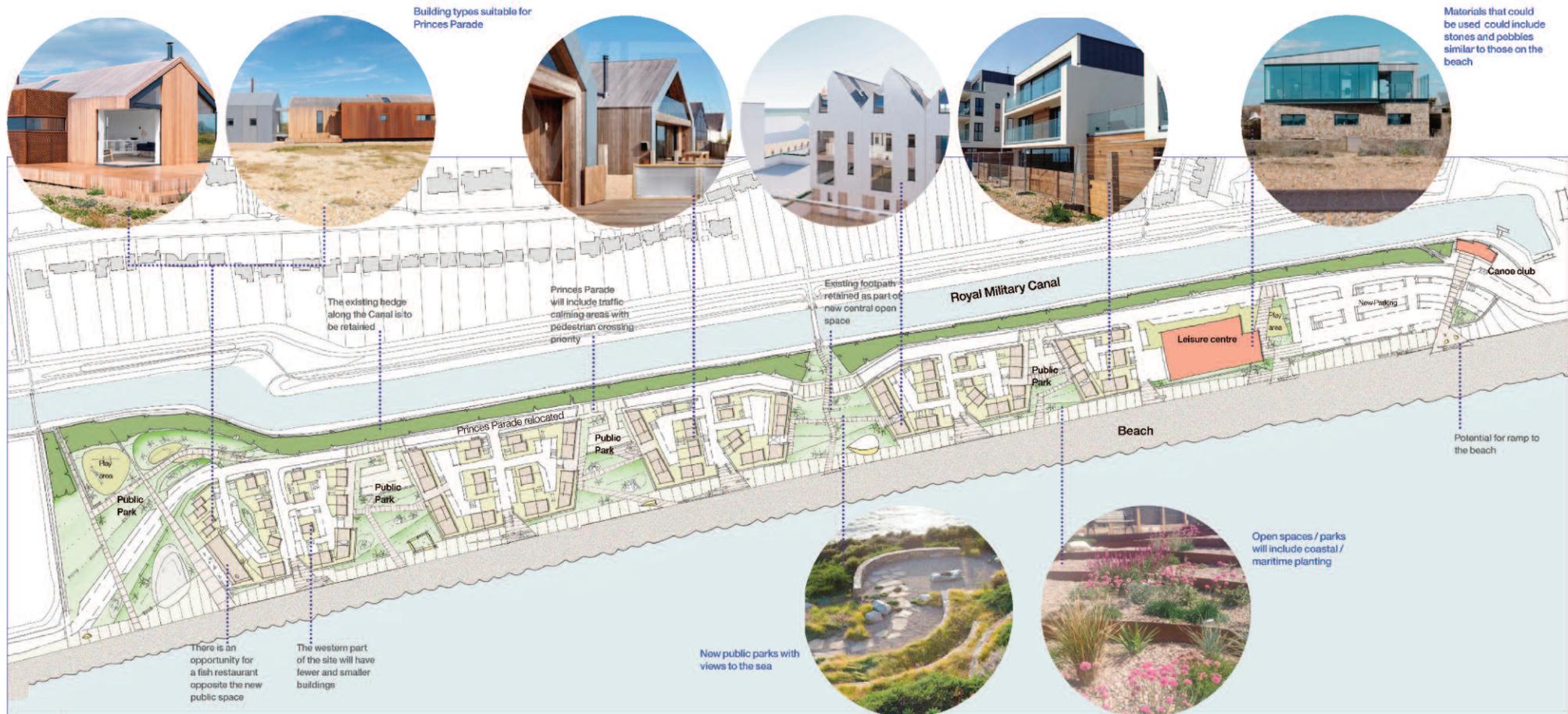
New public open spaces

A series of new public open spaces will be created as part of the new Princes Parade. They will enhance the setting of the Canal and provide places for people to enjoy.

The existing play area next to the Canoe Club will be relocated within a new public open space next to the Leisure Centre.

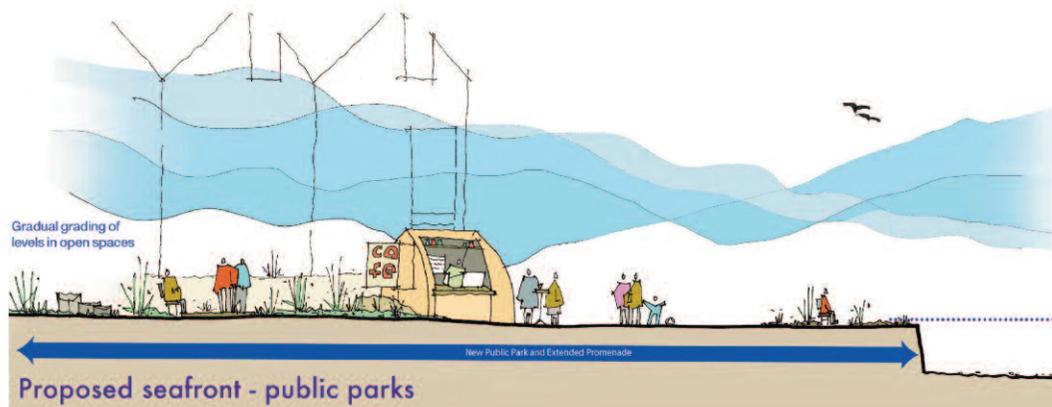
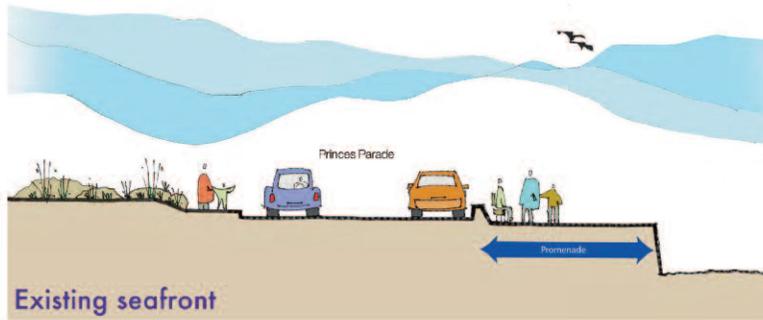
Re-provision of public parking

New public parking areas will be located in small parking courts with easy access to the promenade and beach.



Masterplan

Seafront sections



Public parks and promenade

Illustrative sketch of how the public parks and promenade could look like with routes to the beach and opening up of the Promenade



Shingle landscape with coastal planting

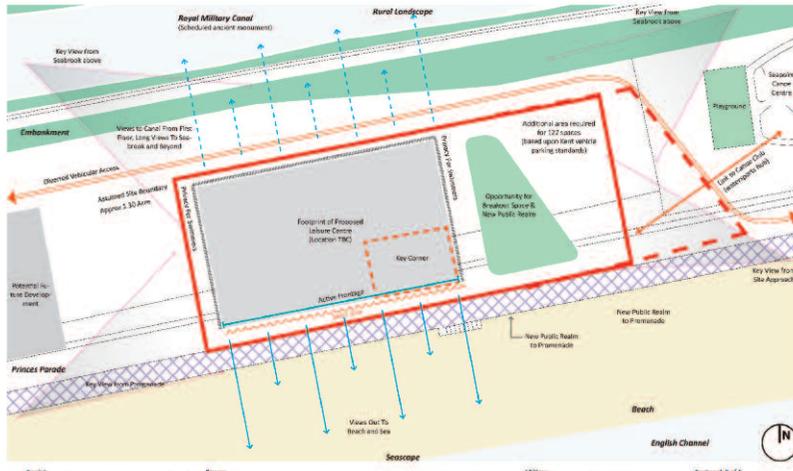
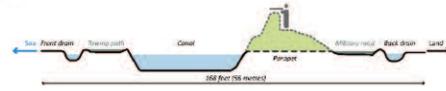
Leisure Centre

Conservation & Heritage Area History Royal Military Canal

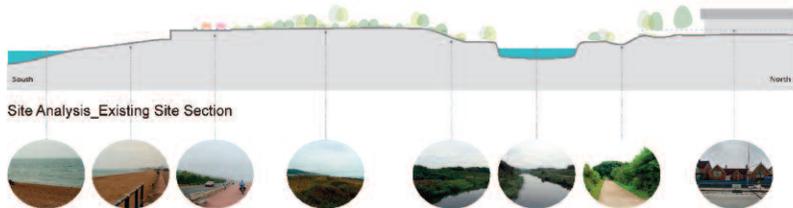
The Romney Marsh had been left virtually undefended against a French invasion during the Napoleonic years in the belief that it could be quickly flooded and the subsequent morass would be impassable. Thus, a canal was built from Seabrook, near Folkestone around the back of the Romney Marsh to the River Rother near Rye, a distance of 19 miles. It would be 19 metres wide at the surface, 13.5 metres wide at the bottom and 3 metres deep. By the time the Royal Military canal was fully ready for use, the threat of invasion had long since past. Despite efforts to utilise the canal, traffic was never heavy. The town of Hythe purchased the remaining stretch, that ran through the town, for conversion to ornamental waters. Despite previous doubts surrounding the canal's usefulness for defence in the nineteenth century, it was quickly requisitioned by the War Department in 1935 as war in Europe became increasingly likely. The banks were lined with pill-boxes as the nation awaited invasion, this time by Hitler, but once again there was no invasion.

The Canal Today

Although never being called upon to defend the nation, the canal has fulfilled one of its intended duties: the improvement of conditions on the Romney Marsh. The Royal Military Canal is also protected as a Scheduled Ancient Monument (SAM), ensuring its survival for future generations.

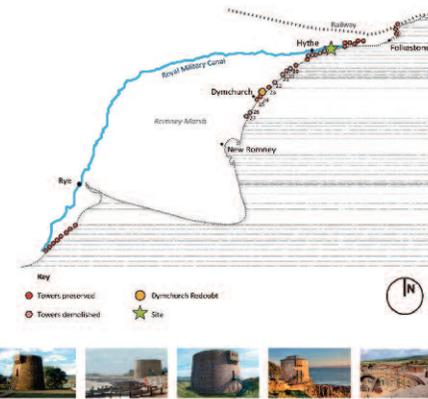


Site Analysis Opportunities & Constraints Diagram

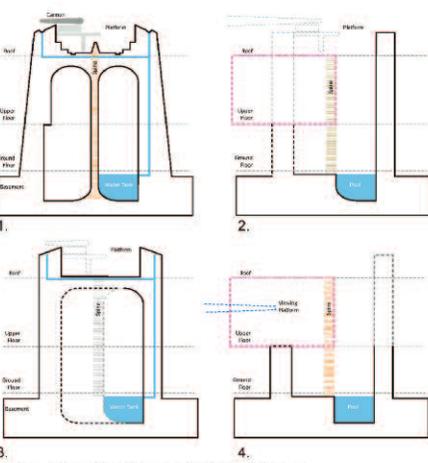


Site Analysis Existing Site Section

***Site Section for illustrative purposes only, a detailed topographical survey required for an accurate site levels



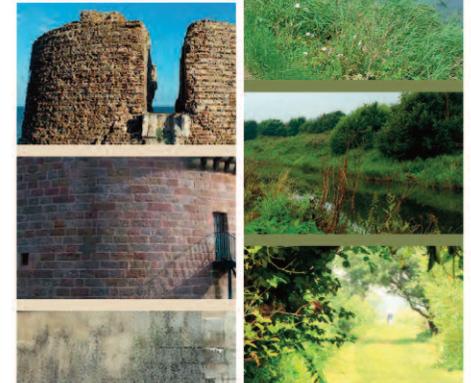
1867 Diagrammatic Map of the Martello Towers of Martello Towers and Redoubt



Interpretation of the diagram of a Martello Tower

The basic principle is high thick walls emerging from the ground and forming the outer shell, while a central 'spine' seems to delineate the internal sea/canal divide of the structure. A platform is located on the roof level for protected views to the sea and a water tank is kept at the base of the structure. The high thick walls become the ground robust base to support a more lightweight element on the upper level, while the central 'spine' works as the division line between the front higher part of the building and the back lower part. The platform is moved to the upper level for longer views to the sea and to the canal.

Conservation & Heritage Materials and Textures



Embankment - The earth parapets from the Royal Military Canal have become grown over by a variety of different fauna & flora creating a vibrant green ecosystem

Martello Towers - Thick tapering walls constructed from local stone with deep openings



Lookers Huts - Shepherds huts along the Kent coast constructed from rusted steel and weathered timber

Pebble beach - A mixture of stone types and colours creating a colour palette distinct to Shepway

Leisure Centre

Key Themes

1. Blue & Green

Separating the site between the sea facing south elevation and the north elevation facing Seabrook and the countryside behind. The Blue sea facing elevation to be larger in scale looking out over the beach and sea beyond. The north facing Green elevation reaches out to the countryside and relates to the canal embankments.

2. Historical Reference

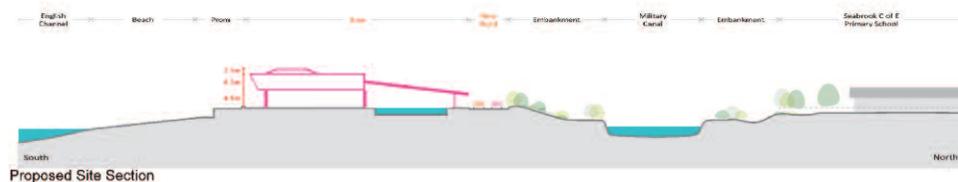
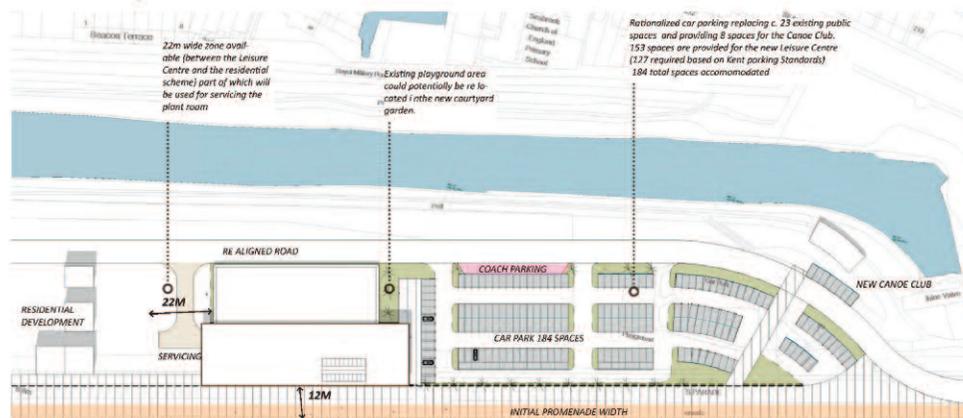
The proposed Leisure Centre will draw inspiration from the rich military history of the area. The Royal Military Canal and the associated martello towers are unique to the South Coast and have an architectural form of their own. The martello towers are made up of thick stone ramparts designed to protect the soldiers within. The towers are topped with lightweight platforms with 360 degree views.

3. Community Hub

The new facility will become a new hub for the communities of Seabrook, Hythe, Folkestone and beyond. It's prominent location on the shore front between the promenade and the historic canal will create a destination for the local population. The mixture of sporting and non-sporting facilities such as the cafe will draw more people to Princes Parade and the future developments.

4. Wet & Dry

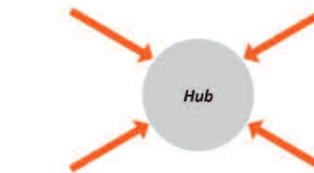
Separating the wet and dry facilities with the pools and the wet changing facilities on the bottom with the studios above. Splitting the wet and dry improves the user experience of the visitors and makes the facility easier to manage.



1. Blue vs Green



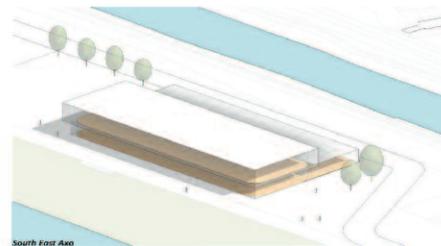
2. Historical reference



3. Community Hub



4. Wet & Dry



Massing Option, the stacked boxes;

Two elegant well detailed boxes stacked one upon the other. The approach staggers the impact of the building from the buildings to the North. The boxes separate the wet and dry functions, with the dry studios on the top box and the pools in the bottom.

Proposed Materials and Textures

Green
Green walls and greens roofs will integrate with the over grown canal embankments and will reduce the impact of the building towards Seabrook



Stone Gabion

Drawing inspiration from the mixture on stones and pebbles on the beach



Modern Fortification

The thick walls and the deep openings of the martello towers can be interpreted in a contemporary way to reflect the history of the area.

Corten Steel
Drawing inspiration from the rusted steel on the local lookers huts the use of corten steel will sit comfortably in the landscape





Illustrative layout

Larger open space to the west next to golf course

New linear "park" linking the two main open spaces

Location of boutique hotel at top floors
Potential for fish restaurant / cafe use on ground floor

New open space as part of existing pedestrian link fronted by development

Four storey buildings decreasing in height towards the back near the canal

Main parking area screened from promenade

Rationalised car parking replacing the c.20 spaces that exist for the Canoe Club and visitors to the RMC and providing new spaces for the leisure centre. 153 total spaces accommodated.

Princes Parade

Masterplan

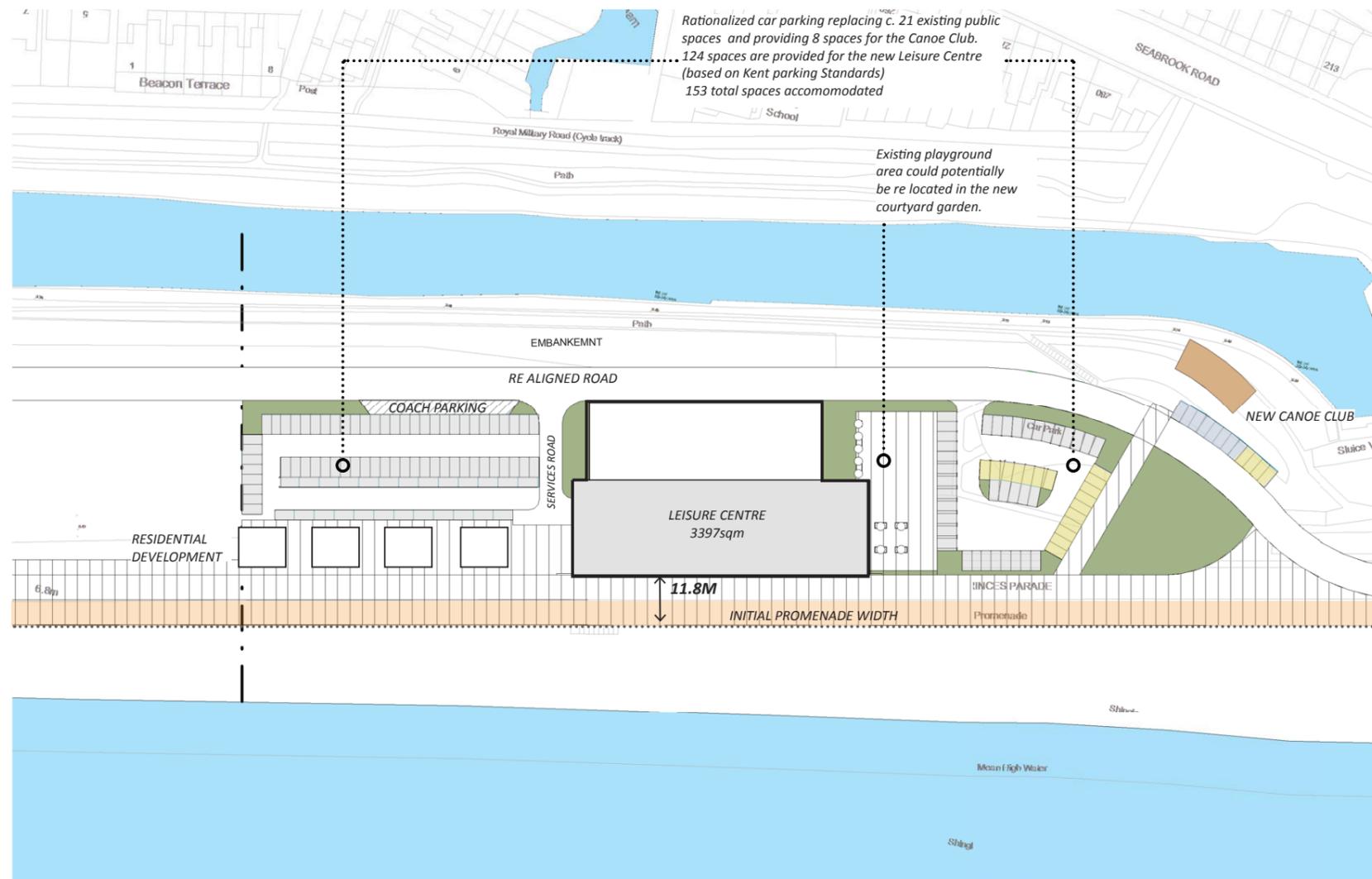
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Revised Site Plan [draft]
24.01.17

Notes:
The image below is not to scale



3D View_Entrance Piazza
First Floor Cladding_Timber



**3D Views are indicative and for illustrative purposes only