

EBBSFLEET: MAJOR NEW CENTRE FOR THAMES GATEWAY



Location: Dartford/Gravesend, Kent
Client: Whitecliff Properties

At the geographical heart of a 25+-year strategy formulated by DLA for the development of the Kent Thames-side area of Thames Gateway is Ebbsfleet. There, an international and domestic station opened in 2007 on the currently under construction stage 2 of the Channel Tunnel Rail Link. An outline application for the development of the

new commercial centre and mixed-use area around the station, primarily on brownfield land in the ownership of Blue Circle, was approved in principle, in 1998. At 790,000m², the proposal represents one of the largest private sector regeneration initiatives of recent times in the UK.

As lead planning and urban design consultants, we were responsible for the master plan that accompanied the application. This provides a unique approach to the range of uses to be permitted in each of the four quarters of the new development - an approach that is intended to allow for flexibility as the development is realised over the next 20 years without the need to seek alterations to the original approval.