Positioned on top of the hill overlooking some of the town’s most impressive scenery, Kitchener Barracks has a special place in Chatham’s history. This iconic site has a rich military heritage and a distinctive character. Now, over 250 years since the barracks buildings were originally built, this fascinating landmark is being transformed into a vibrant new community.
Dating from 1757 and named after Earl Kitchener in 1928, the site is an important local landmark and a significant piece of Britain’s history. Kitchener Barracks is the second oldest military site in Medway and was most recently used as accommodation for the Royal School of Military Engineering. This fascinating heritage has been referenced throughout the design of the new neighbourhood, with updated and refurbished buildings taking centre stage and mature greenery being given a new lease of life. All of this combines to create a thriving new neighbourhood where history comes to life.
Innovative thinking and a passion for creating great places to live is at the heart of the reinvention of Kitchener Barracks.

Groundbreaking technology and sleek design come together to restore some of the site’s original features and to create striking new spaces. Every aspect has been carefully considered to make this a beautiful place to come home to. The homes have been designed with cutting-edge features (such as underfloor heating, solar panels and a heat recovery system) to make everyday life enjoyable and keep household bills to a minimum. The outdoor areas have been beautifully landscaped so you can make the most of the neighbourhood’s unique setting, and new cycle paths and walkways have been created to promote sustainable travel which open up opportunities to explore the surrounding area.
Newly-planted trees mix with historic greenery to create brilliant outdoor spaces that everyone can enjoy. The original lime tree avenue on Khartoum Road provides a beautiful, leafy walkway through the neighbourhood. Just off of this avenue is the Parade Ground. Situated at the heart of the community this green park is a central hub for people to gather and socialise - the perfect place for a picnic with family and friends. There’s also a heritage trail, a sensory garden, a playground and a viewpoint which offers some impressive views of the skyline and the world famous historic dockyard.
WHAT'S THE STORY

EVERYWHERE YOU LOOK YOU'RE SURROUNDED BY REMINDERS OF BRITAIN'S HISTORY.

Fort Amherst sits proudly at the site’s entrance and is Britain’s biggest Napoleonic Fortress. It’s been here for over 300 years, along with its impressive parkland. It’s a prominent part of Chatham’s skyline, alongside Kitchener Barracks. Established in the 18th century as a traditional military base (known then as Chatham Infantry Barracks) the barracks was home to a number of officers who were stationed here to protect the dock. The original Barrack Building was joined by the Khartoum Building in 1938 and additional blocks were built later in the 1960s, all of which surrounded the Parade Ground. All of these wonderful elements are retained today, both physically and by sympathetic design features which preserve the 18th century character of the site whilst cleverly modernising it for 21st century living.
This development retains its original name because of the important history it holds. Named after Lord Horatio Kitchener, a British military leader famous for his role as Secretary of State for War during World War One, the site retains his statue at the entrance. Lord Kitchener was the first ever soldier to hold the post of Secretary of State for War following a string of high-profile positions including his pivotal role in the Battle of Omdurman and the reoccupation of Khartoum in 1898. Lord Kitchener served in Sudan and India until 1914 when war broke out and he returned to Britain. At the start of the war he embarked on a recruitment drive, producing a world-famous poster which is now one of the most iconic images of the 20th century. It resulted in two million volunteers and a number of ‘Kitchener armies’ across the country.
DISCOVER THE HEART OF MEDWAY
It’s so close to the City and yet it maintains a relaxed and natural setting. The Great Lines Heritage Park is a few steps from your front door and is one of Medway’s most impressive green spaces. This land once protected Chatham Dockyards (one of the country’s largest naval dockyards).

The dockyard, which was closed in 1984, is now a busy visitor attraction where you can spend the day admiring historic warships, relaxing by the marina or browsing designer labels in the Dockside Outlet Centre. There are a host of waterside restaurants around the marina to enjoy too. Elsewhere in the town you’ve got plenty of activities and attractions to choose from: take the family to see the latest movie at the Odeon cinema, watch a West End show at the Central or Brook theatre, indulge in a spot of retail therapy at the Pentagon shopping centre or simply soak up Chatham’s maritime heritage.
The town centre is only a short walk away and has a wide range of restaurants serving everything from spice-infused exotic dishes to traditional pub fare. There are a number of popular eateries including: Trattoria Marcella (Mediterranean), Gurkha’s Brother (Indian and Nepalese fine dining) and Tiger Moth (flame-grilled steaks). You’ll also find plenty of well-known restaurant chains as well as traditional pubs and modern bars to try including the Ship & Trades and The Command House which offers panoramic views of the River Medway.
EXCELLENT EDUCATION

There are a number of excellent schools nearby. For younger families there’s Benjamin Rabbit Nursery, which is just a five-minute drive from Kitchener Barracks and has a ‘Good’ Ofsted rating. And for those looking for secondary education there’s Greenacre Academy, a boys’ secondary and sixth form school, which is approximately a ten-minute drive away and has a ‘Good’ Ofsted rating.

Chatham also offers excellent private education in the form of Chatham Grammar School for Girls. This well-established school currently educates nearly 1,000 pupils aged 11-18. The nearby Holcombe Grammar School also has an unsurpassed reputation and provides secondary education to boys and a co-educational sixth form, whilst the prestigious Kings School in Rochester is one of the best private schools in the country.
AN INSPIRING PLACE TO BE

One of the Medway’s most popular attractions is historic Rochester, which is within walking distance and only five minutes by car. This idyllic postcard town has quaint cobbled lanes, an ancient cathedral, stunning waterside views and an impressive Norman castle which towers over the skyline.

While there’s definitely a Medieval charm to this characterful town, it also has an array of modern amenities and an up-to-date events calendar that keeps visitors entertained all year round. Rochester is most known for its connection to Charles Dickens, the beloved author lived here and some of his most famous stories (including Great Expectations) were inspired by the town. Unsurprisingly, he remains an important figure here and is celebrated today with the annual Dickens Festival, which takes place every summer.

There are a number of other festivals to enjoy including Sweeps Festival and the Castle Concerts (a four-day music event in the grounds of Rochester Castle).
Rochester has a bustling café culture, rows of independent boutiques and quirky galleries to explore. The Bagrrin Book Bazaar, the biggest second-hand book store in England, is a popular haunt for both tourists and locals as is the Huguenot Museum. And after a day of browsing there are plenty of places to take a break and grab a coffee including Mrs Tickit’s Pantry and The Rochester Coffee Co. There are also a number of popular restaurants and pubs dotted throughout the town including The Flippin’ Frog micropub, Topes (which serves up modern British cuisine) and the popular steak and lobster restaurant Brettingtons.
Kent is a diverse county with every terrain you can think of; from enchanting countryside and ancient woodland to dramatic chalk cliffs and rugged coastlines. Kitchener Barracks is within easy reach of all of this so whether you love hiking through nature trails or diving into the deep blue, there’s always something to keep you occupied.

EXPLORE THE GARDEN OF ENGLAND
One of the best ways to explore the area is by water. Medway Watersports is less than a ten-minute drive away and offers a range of activities including sailing, power boating, canoeing and kayaking. There are plenty of other ways to get to know the coastline: a trip to Botany Bay for a surf lesson, a walk around Ramsgate’s Royal Harbour Marina to soak up the stunning waterside views or you could try your hand at scuba diving with a visit to Leybourne Lake. The opportunities are endless.

It’s also no coincidence that Kent is referred to as ‘The Garden of England’. Within the county there are over 4,000 miles of public footpaths to discover which weave their way through picturesque parkland, wild woodland and breathtaking countryside. From nature reserves teeming with wildlife to pretty parks to admire, there is natural beauty to discover everywhere.
Chatham is a popular place to live, work and play. As well as its location and high-quality amenities, the town is also undergoing extensive regeneration which will see major updates and improvements to the train station and both St John’s Square and Military Square.

Kent is also going through wide-scale regeneration and there are a number of development initiatives around the county including The Thames Gateway Kent Partnership, an initiative that champions sustainable economic growth across North Kent. The partnership has long-term objectives that span employment, transport and leisure. This investment along with the county’s brilliant transport connections to the UK and Europe makes Kent one of the most exciting places to be.
THE NEIGHBOURHOOD

- Medway Watersports Centre
- Wilsonian Sailing Club
- University of Greenwich
- Chatham Maritime Marina
- Dockside Outlet Centre
- Royal Engineers Museum
- The Historic Dockyard
- Great Lines Heritage Park
- Fort Amherst Heritage Trust
At Kitchener Barracks, you’ll always feel connected. Central London is easily accessible (a train to London St Pancras takes approximately 42 minutes and the Kings Ferry bus to Canary Wharf takes one hour) and you’re within easy reach of neighbouring towns including Maidstone, Rochester and Gillingham. Whether you’re commuting to work or taking a leisurely trip, the excellent connections make travel easy. The M2 and M25 are easily accessible, as is Chatham train station where you can catch the South East High Speed service to London.

### CONNECTIVITY

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*Times and distances are approximate and taken from Google Maps and National Rail.*
Grade II listed Ordnance Store will make way for a new gym, making everyday life easier for everyone living here.

The 1930s Khartoum Building will become cutting-edge apartments designed for modern living.

A collection of new terraced houses form part of the residential community.

Renovated listed barracks, converted into 3 town houses.

Grade II listed wall remains from The Soldiers Institute, built in 1861.

The Commander’s Viewpoint offers stunning views of the Parade Ground and surrounding area.

A landscaped yard sits above the basement parking, providing an outdoor social space.

The relandscaped Parade Ground creates an outdoor space and play area for all to enjoy.

Sensory garden

Main entrance gates

Kitchener Barracks
TERRACES + TOWN HOUSES

THERE’S A MIXTURE OF 2 & 3 BEDROOM TERRACED HOUSES AND 3, 4 & 5 BED TOWN HOUSES

Many of which are located in the refurbished barracks building. Some of the houses feature internal garages providing extra storage and private shelter for vehicles. All of the houses have a front garden with ornamental planting and a rear garden with access to a patio area which is ideal for socialising outdoors and hosting summer BBQs.
Every home at Kitchener Barracks is precision-engineered and designed with the utmost attention to detail to ensure the highest quality both inside and out. Many of the homes are built off-site to improve sustainability and minimise waste. The materials and fabrics have also been carefully chosen so every building is beautiful to look at and runs as sustainably as possible. Clean and crisp brickwork, stainless steel and timber have been used to tie in with the local area and small tweaks to the design give each building its distinctive character.

The interiors have been carefully planned to create comfortable, sustainable living spaces. Features that support this include underfloor heating, the high-quality insulation and triple-glazed windows that retain heat. The homes also feature an intelligent waste water system that recycles your household water and renewable energy sources (such as heat pumps and solar panels) which reduce environmental impact and save money on household bills.
Light-filled homes with heart and soul; that’s what you’ll find at Kitchener Barracks. Every home has been thoughtfully designed to make sure you get the most out of the space. The kitchen/dining room features high-quality fitted appliances and an open-plan layout, which means you can socialise and cook up a storm at the same time. The finer details have also been thought about such as the soft close doors and drawers and the warm LED lighting that helps create the perfect atmosphere for a dinner party. This attention to detail extends beyond the kitchen and has been considered at every turn. From the well-appointed windows that bring in natural light to the underfloor heating that keeps you cozy while minimising your energy bills, this is a space you’ll love coming home to.
DOING THINGS DIFFERENTLY

AT TOPHAT, WE BELIEVE THAT ‘HOME’ IS FUNDAMENTAL TO HUMAN HAPPINESS.

Creating homes this way means precision quality every time and as we use local labour and materials it also helps us to grow local economies. We do everything in a spirit of togetherness, working with other daring organisations to change people’s perception of what housing is. We do this by not just focusing on creating homes, but by creating healthy and happy communities.

“We’re a technology company dedicated to building better homes.”

I TopHat

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And we believe your home should be more than a place to live. It should be a place you love. A place where you’re surrounded by everything and everyone that help make you who you are. That’s why we’re really passionate about creating the very best homes in the very best locations. All of our homes are technologically advanced and built in a controlled environment to make sure they look exceptional and stand the test of time.

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I TopHat
GET IN TOUCH

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