

## Background

The Stangrove Estate was built in the 1950s and 1960s by London County Council. Today, it is a very popular place to live with a vibrant community.

However, local people have raised concerns about some issues which, if addressed, could benefit everyone who lives there.

The Estate was not designed for the number of vehicles trying to park there today and local people have told us there is not enough suitable parking. Many drivers are resorting to parking on green spaces, which are becoming damaged.

The local shop is very popular, but it could be improved.

A number of the trees have damaged the foundations of residents' homes and there is concern more homes could be damaged unless action is taken.

We also know there is a shortage of housing in the town.

This consultation attempts to address residents' concerns and we want everyone to have their say to help us find the right solutions.

## What are our ideas?

We are presenting our ideas at an early stage for your comments. In broad terms, these are:

- 47 new off road parking spaces
- A bigger, improved local shop
- Better management of trees and open spaces
- Some new homes – the money generated from them would fund the improvements

## Have your say

Please write your comments about our ideas on 'Post-it' notes and stick them to the 'Have your say' board.

You can also submit your comments at [www.sevenoaks.gov.uk/stangrove](http://www.sevenoaks.gov.uk/stangrove) by 5pm on Monday 19 February 2018.

We will take all your comments into account before we take the next steps.

We hope to submit a planning application for the improvements and new homes later this year once we have carried out further detailed studies and drawn up the plans.

Once we've submitted the planning application, there will be another chance for you to comment as part of the planning process.

You can keep up to date with the latest news on the improvements at [www.sevenoaks.gov.uk/stangrove](http://www.sevenoaks.gov.uk/stangrove) or by following our Twitter and Facebook accounts.

Some drivers are parking on the green areas of the Estate, causing damage



## Overview of the suggested improvements



- Site 1 – Park Avenue
- Site 2 – Park View Close
- Site 3 – Cedar Drive and Park Avenue
- Site 4 – Cedar Drive South
- Site 5 – Cedar Drive North
- Site 6 – Cedar Drive
- Site 7 – Chestnut Close



## Car parking and green & open spaces

We are proposing to create 47 new off-road parking spaces and landscaping to deter drivers from parking on green and open spaces.

This is intended to make things better for road users and pedestrians and to give residents green spaces they can use again.

No existing off-road parking spaces will be lost as a result of the suggested improvements.

To prevent vehicles from parking on the edges of the green areas, we are suggesting soft landscaping, for example low hedging, to enhance these areas.

The parking areas have been designed to make efficient use of land and with road safety in mind. There will be room to reverse within the parking areas so drivers can arrive and leave without having to reverse onto the road.

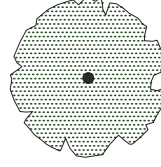
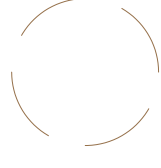
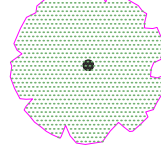
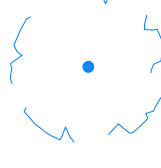


We will use materials that are durable and we will mark out parking spaces. These images show some of the materials we could use.

### More parking with improved green spaces

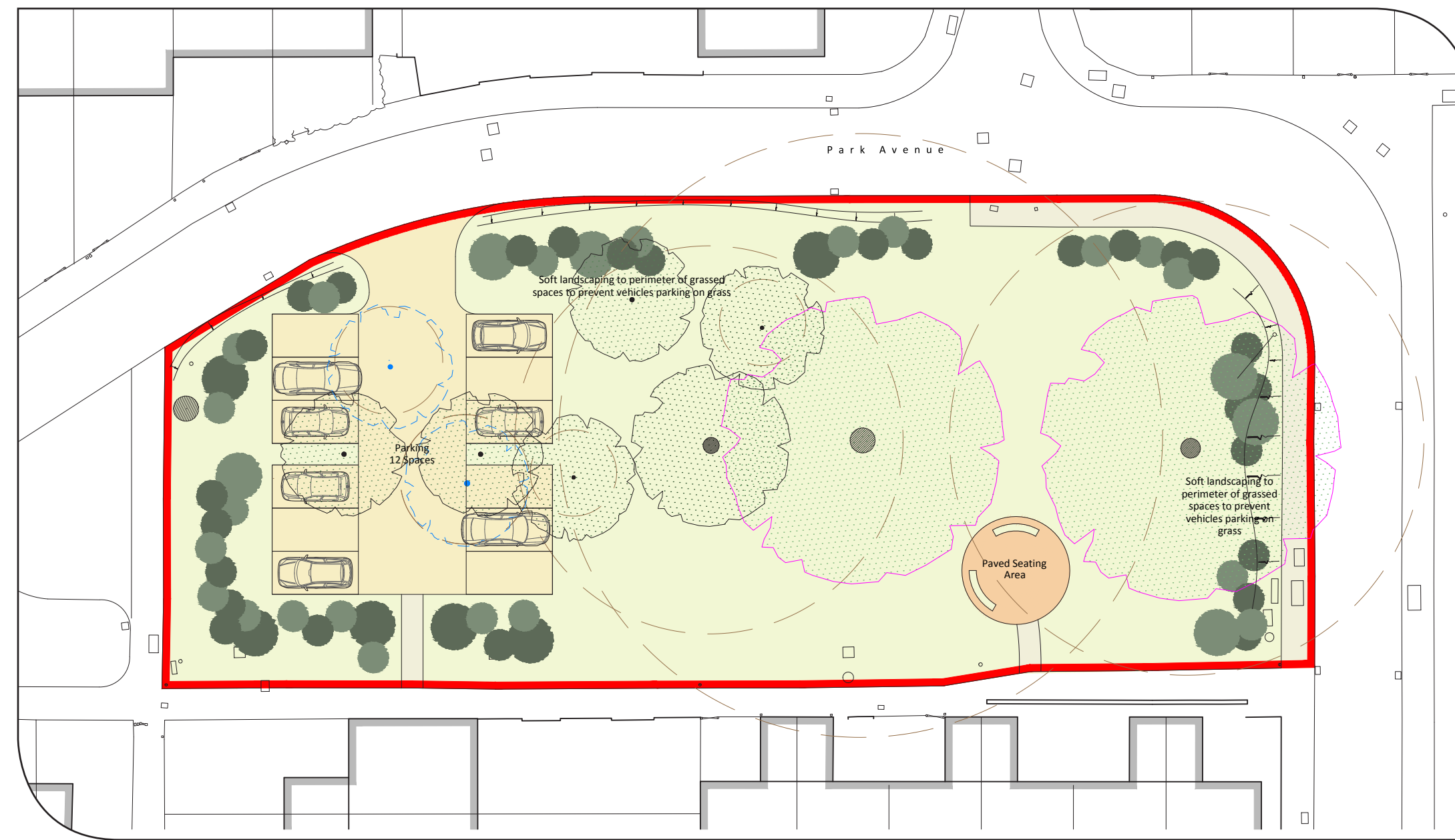
We want to use this opportunity to improve and enhance all the green areas so they can be enjoyed by everyone. For most of the year, they cannot be used as they are churned up by vehicles.

The improved green spaces could feature:

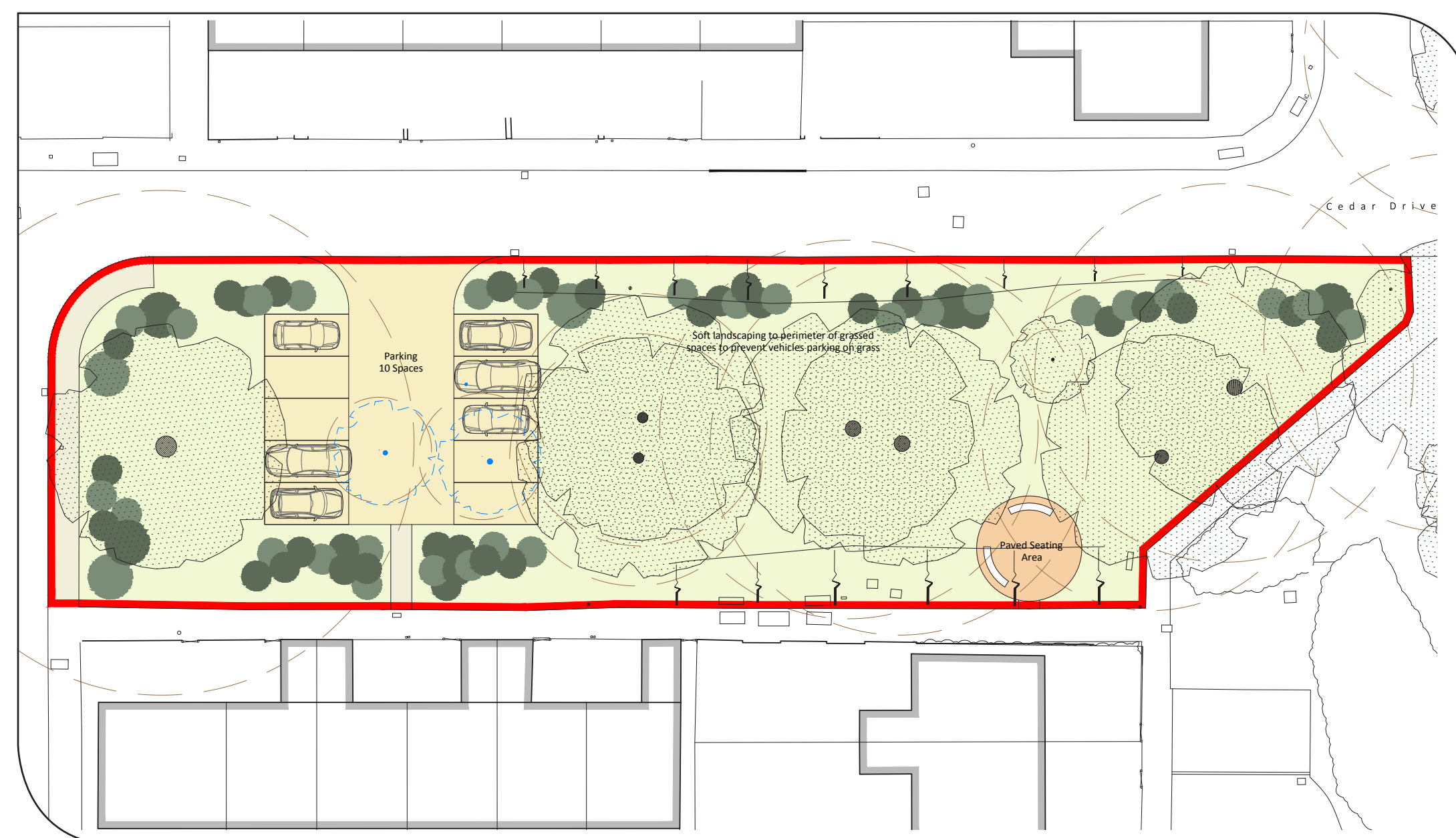
- Paved seating areas
- Small play areas with seating
- Grassed areas for community use
- New trees with soft landscaping to contain and protect green and open spaces

-  Existing tree to be retained
-  Root zone
-  Existing tree to be reduced
-  Existing tree considered for removal
-  Existing shrubs considered for removal
-  New soft landscaping

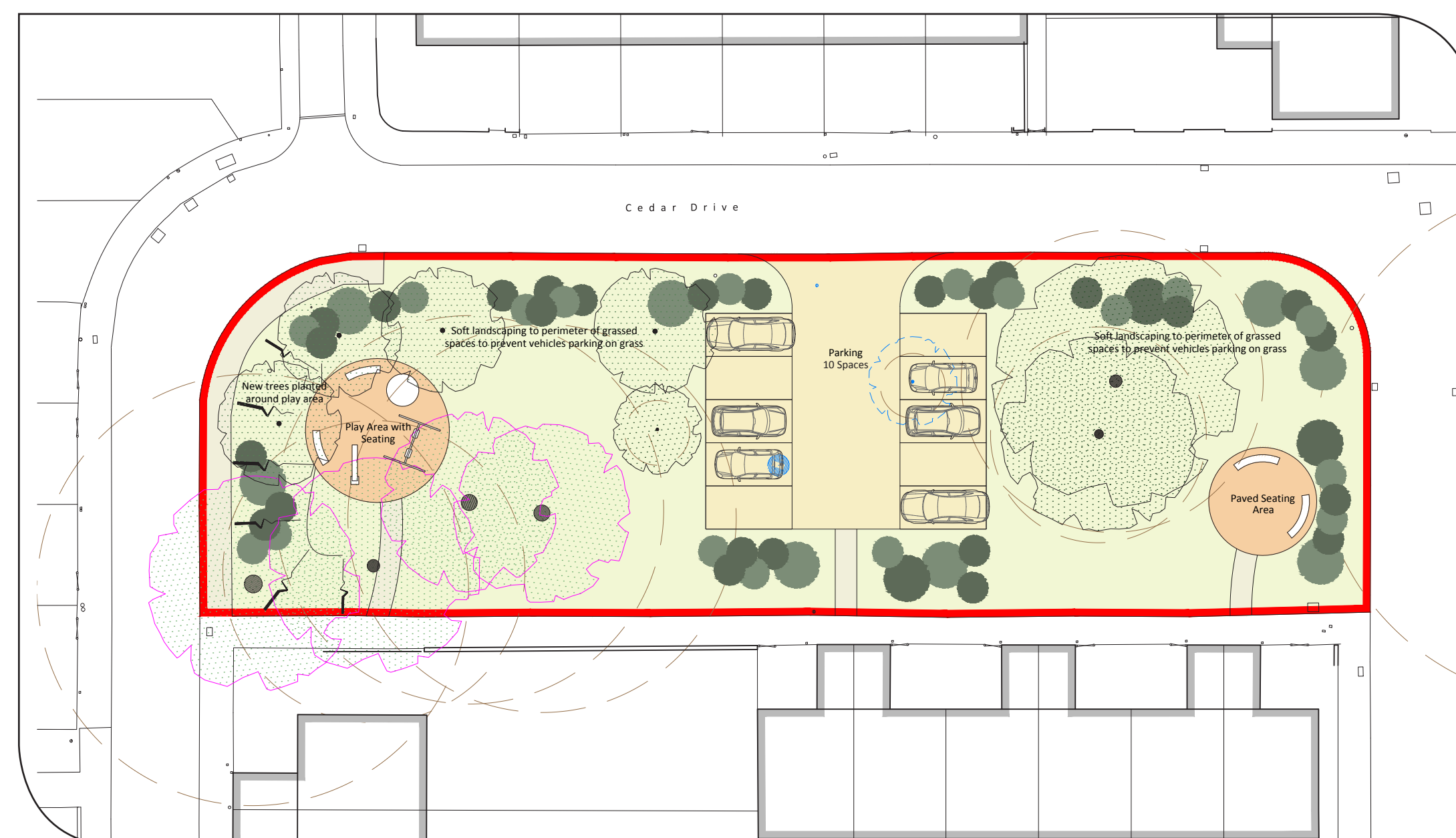
[sdc\\_newsdesk](#) [Sevenoaks District Council Official](#)



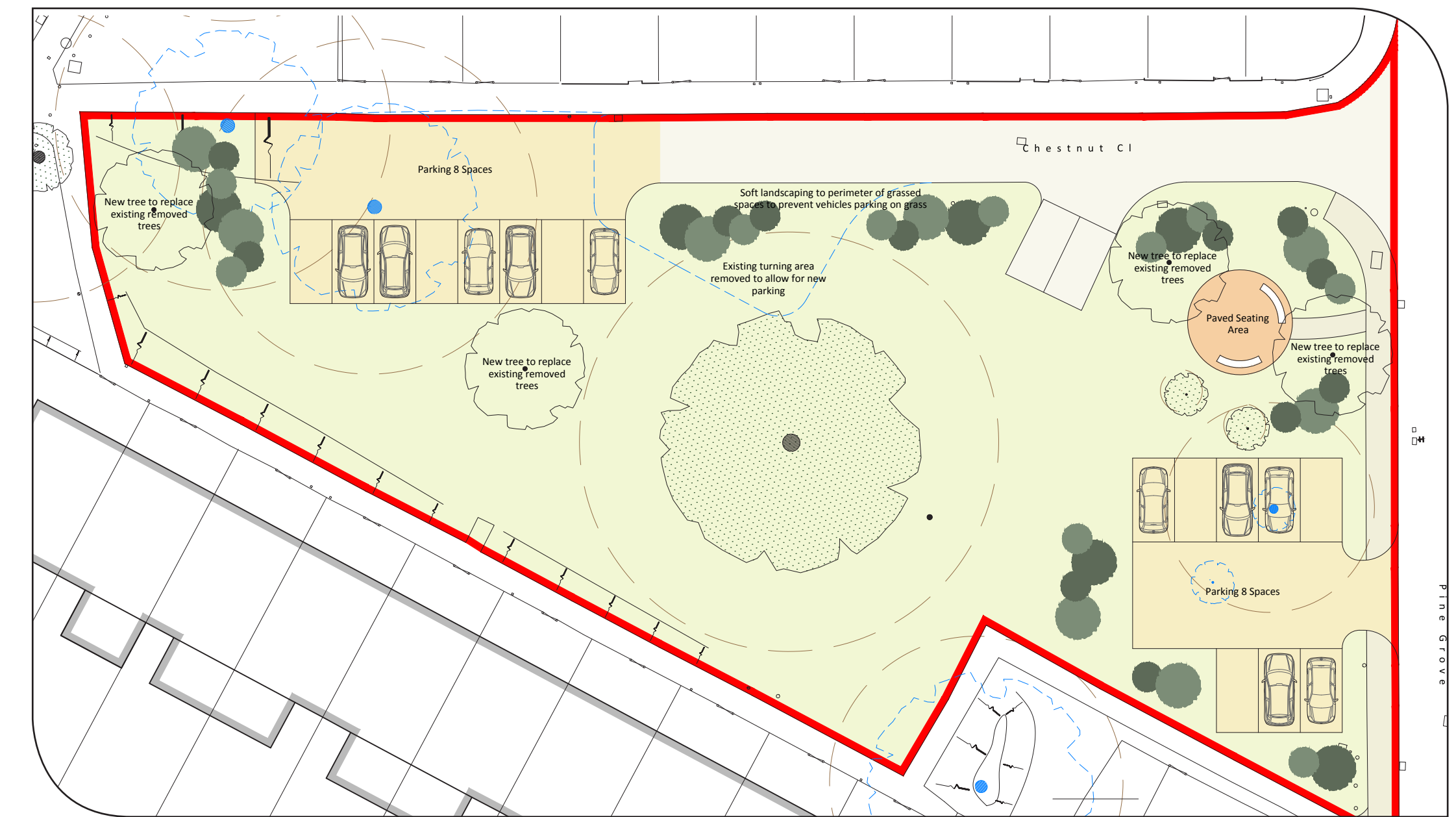
Site 1 - Park Avenue



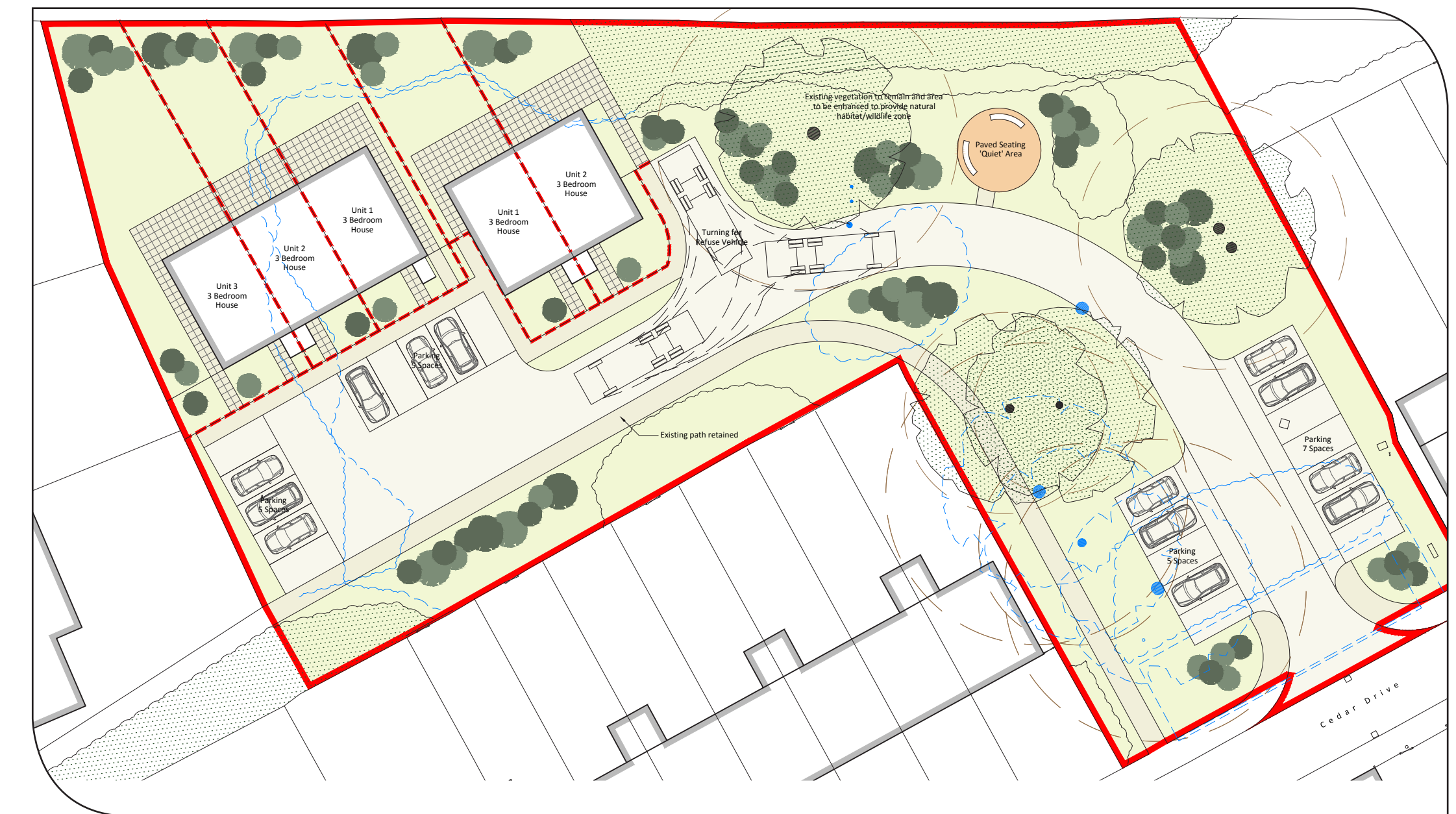
Site 4 - Cedar Drive South



Site 5 - Cedar Drive North



Site 7 - Chestnut Close



Site 6 - Cedar Drive



These are some of the materials we could use in the parking areas





## Trees

In recent years, trees have caused subsidence to four properties, resulting in insurance claims and time consuming, disruptive repairs to the foundations of residents' homes.

We have a duty to stop this from happening to other residents' homes.

Last year, we commissioned an independent, detailed survey of every tree to find out which trees have the potential to damage property.

The trees are mainly oaks, which thrive in the clay soil on which the Estate was built. Oaks produce far reaching, deep roots that suck out large quantities of water, causing clay to shrink, damaging homes' foundations. Unfortunately, the homes were not built to cope with these levels of stress.

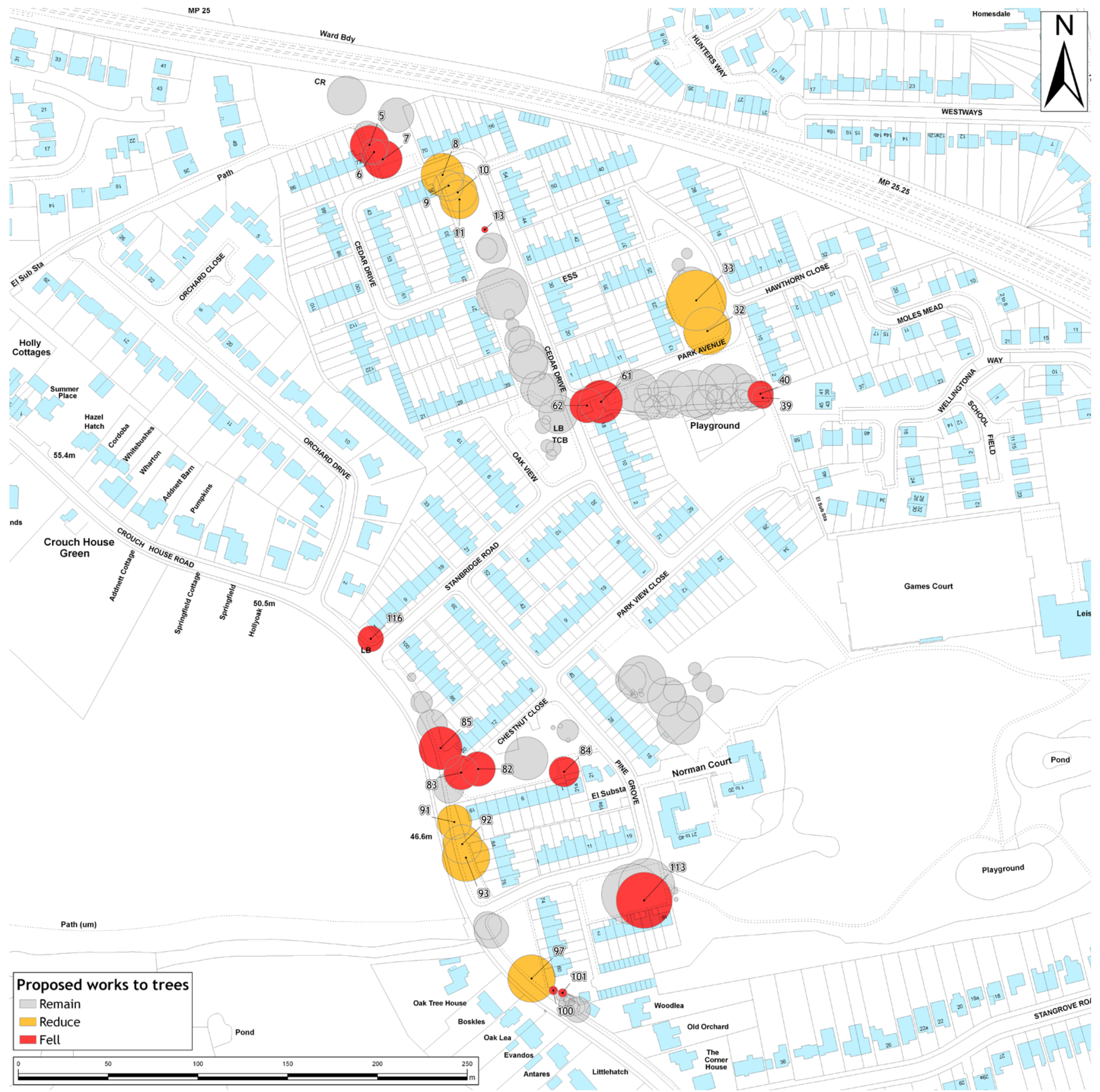
The survey found the roots from around 26 trees have the potential to damage more homes.

The only options available are to remove or significantly reduce these trees.

Where possible, removed trees will be replaced with more suitable trees.

Reducing trees is known as 'pollarding'; it does not harm trees and allows them to regrow, while reducing the root growth. If we begin this work, we may find some are in such poor condition they may not regrow or may pose a risk to people. Regrettably, they too may have to be removed.

By looking at all the trees and other proposed improvements at the same time, we can consider putting parking in areas that are close to existing homes and therefore not suitable for mature trees with extensive root systems.





## A new and improved community shop

The existing local shop is small and not easily accessible for people with disabilities.

We want to provide a more inviting, bigger shop on the same site as the existing one. The suggested improvements include:

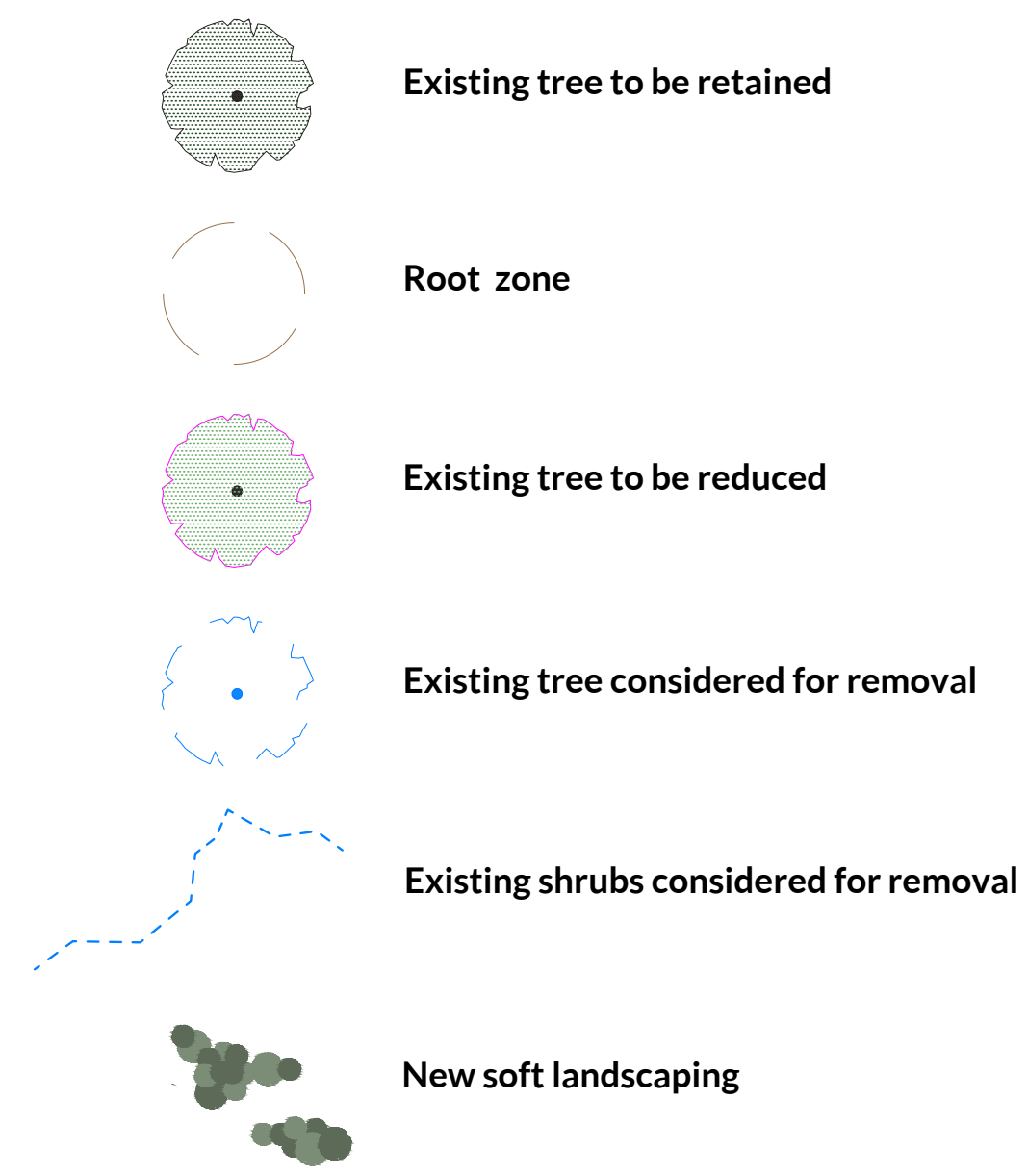
- Increasing the size of the shop
- Providing step free access
- Protecting the existing loading space
- Improved landscaping around the shop
- Two new flats above the shop

The new flats would help to pay for the new shop.

We would seek to provide a temporary shop, close to the existing one, until the new shop is built and operational.



Early ideas for a new local shop. Site 3 – Cedar Drive and Park Avenue



The current local shop



# Stangrove Estate Improvements

## New homes

We have the opportunity to provide 13 new terraced and semi-detached homes in addition to the two flats above the local shop.

The income generated from these new homes will fund all the improvements to parking, green and open spaces and the new local shop.

Each new home would have its own dedicated parking spaces.

We want to ensure new houses are in keeping with existing properties.

From our own housing surveys, we know there is a growing need to provide more homes for local people.

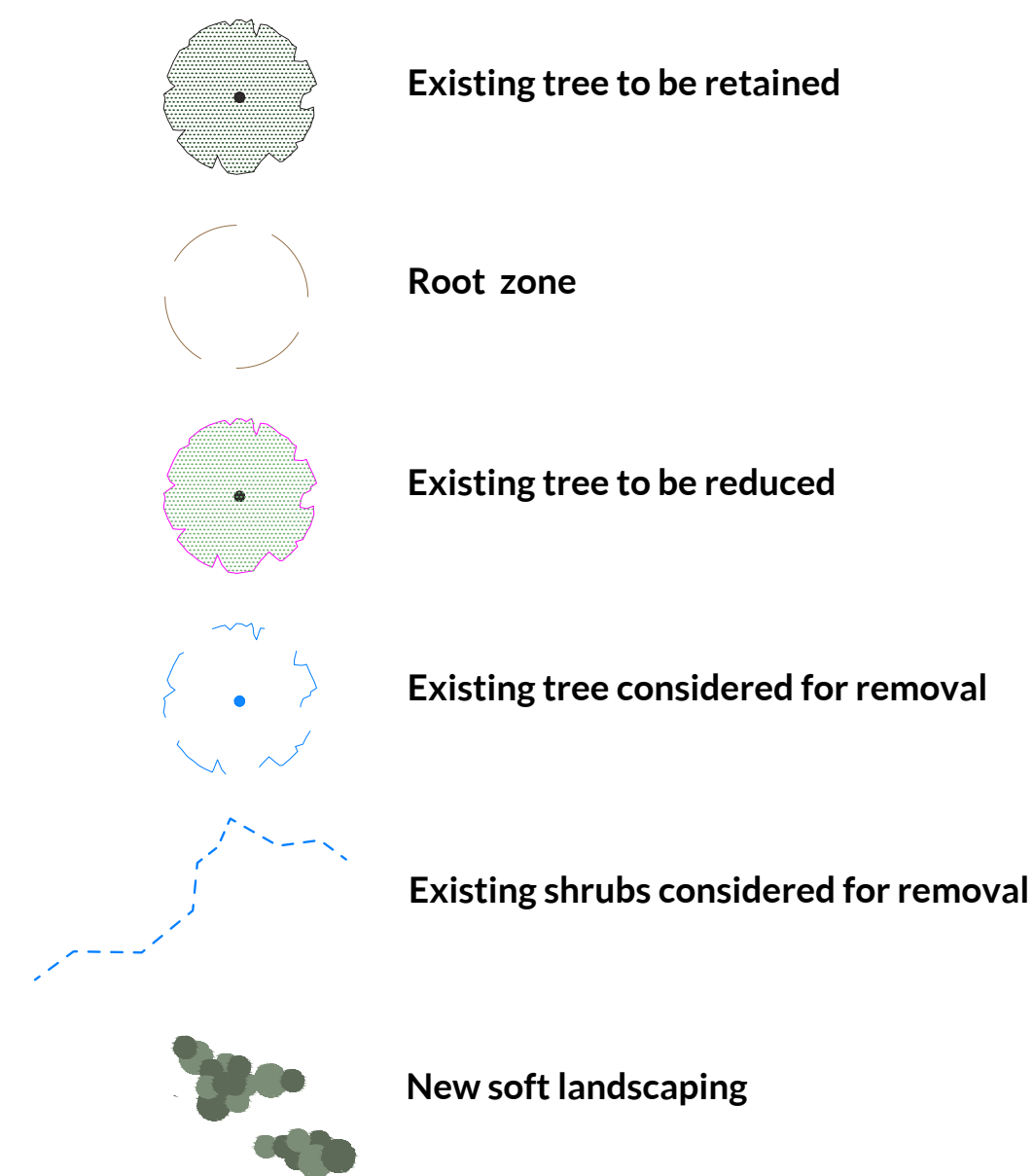
In addition to the two new homes above a new shop, we are considering:

### At Park View Close

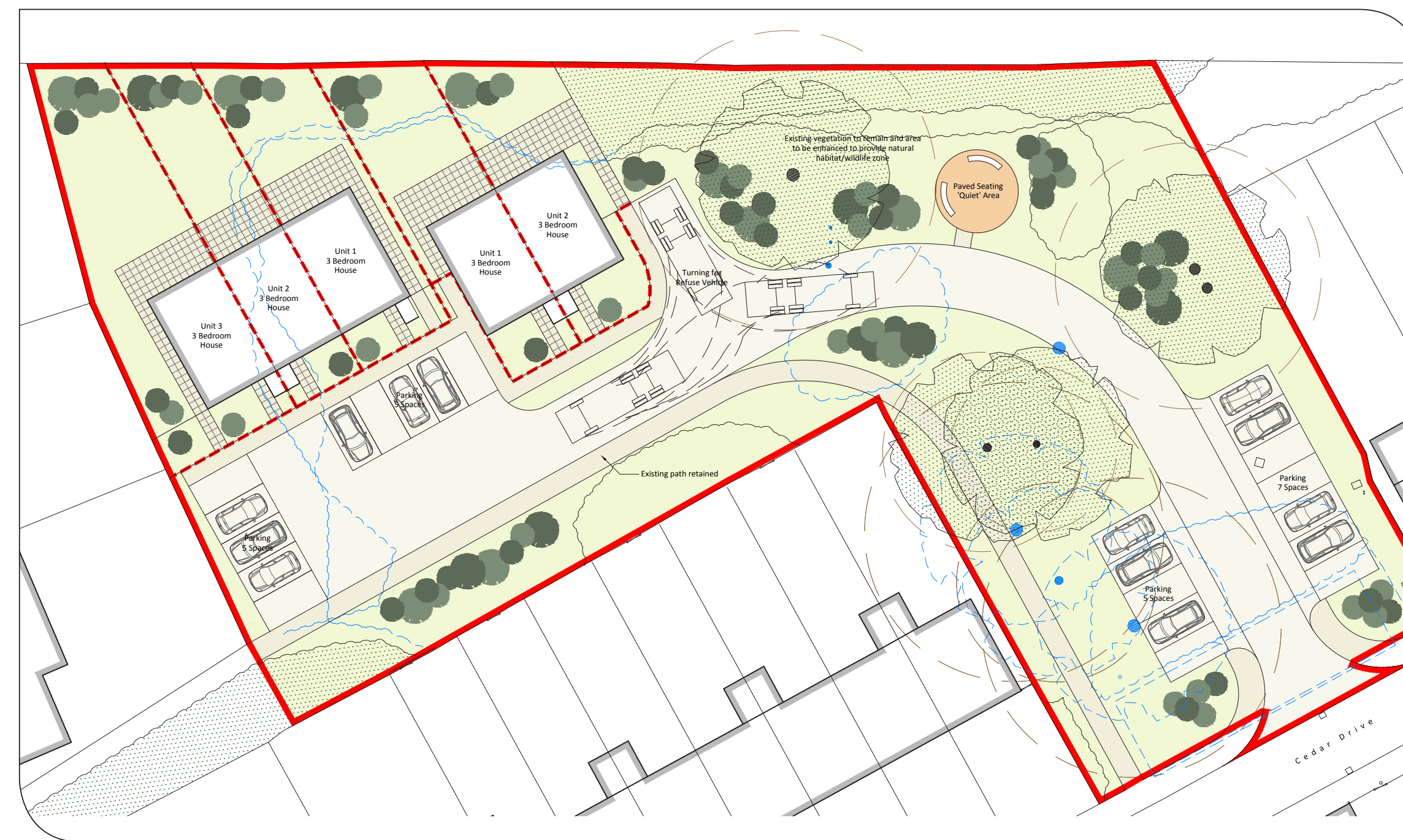
- Providing eight, three-bedroom homes, each with two designated parking spaces
- Maintaining a path through to the park, a playground and a Multi-Use Games Area
- Relocating the existing Multi-Use Games Area shelter and other landscape features

### At Cedar Drive

- Providing five, three-bedroom homes, each with two designated parking spaces
- Protecting the existing green spaces and enhancing natural wildlife habitats whilst retaining pedestrian access
- Maintaining the existing public footpath



Site 2 - Park View Close



Site 6 - Cedar Drive



We want the new homes to be in keeping with existing properties

