

Our Aspirations

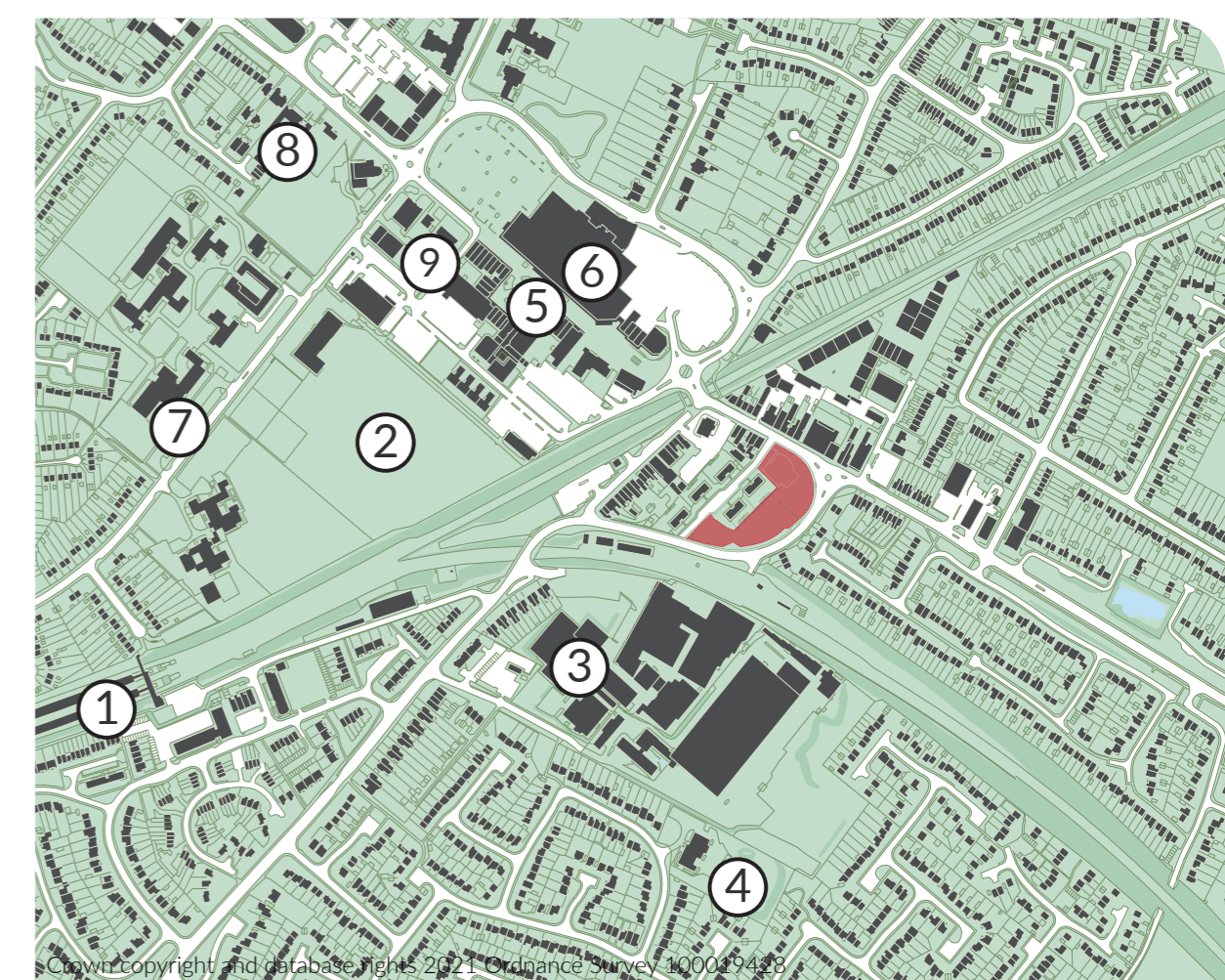
- Welcome to the public consultation for Sevenoaks District Council's proposed redevelopment of Bevan Place in Swanley. We are excited to present the proposals which would provide new homes and retail in Swanley's town centre. We aspire to set a new standard for development in Swanley, by delivering a gateway building that the whole town can be proud of.
- Sevenoaks District Council and West Kent Homes remain in discussions regarding the inclusion of West Kent HA land in this development.
- The proposed development has good transport links and will be environmentally friendly, incorporating green planting and energy efficient measures. The design has incorporated existing trees and we want to plant more to enhance the greenery for future users of the development.
- The site was once occupied by terraced homes and more recently by a working men's club. Unfortunately, it is currently not fulfilling its potential, serving as a car park where the majority of the spaces are not used. Our proposal would revitalise the site, kickstarting the wider regeneration of Swanley's town centre.
- We are aiming to submit a planning application in Spring 2022, and if permission is granted, construction of the development would likely start in Mid 2023. We would like to hear your ideas for the site at an early stage of the design, to help us develop our proposals further.

- A beautiful new development of mixed tenure homes and retail space
- Contribute to the regeneration of Swanley.
- Aim for the highest environmental credentials.
- New central communal garden, plus improvements to the surrounding public realm.
- A development which the town can be proud of.



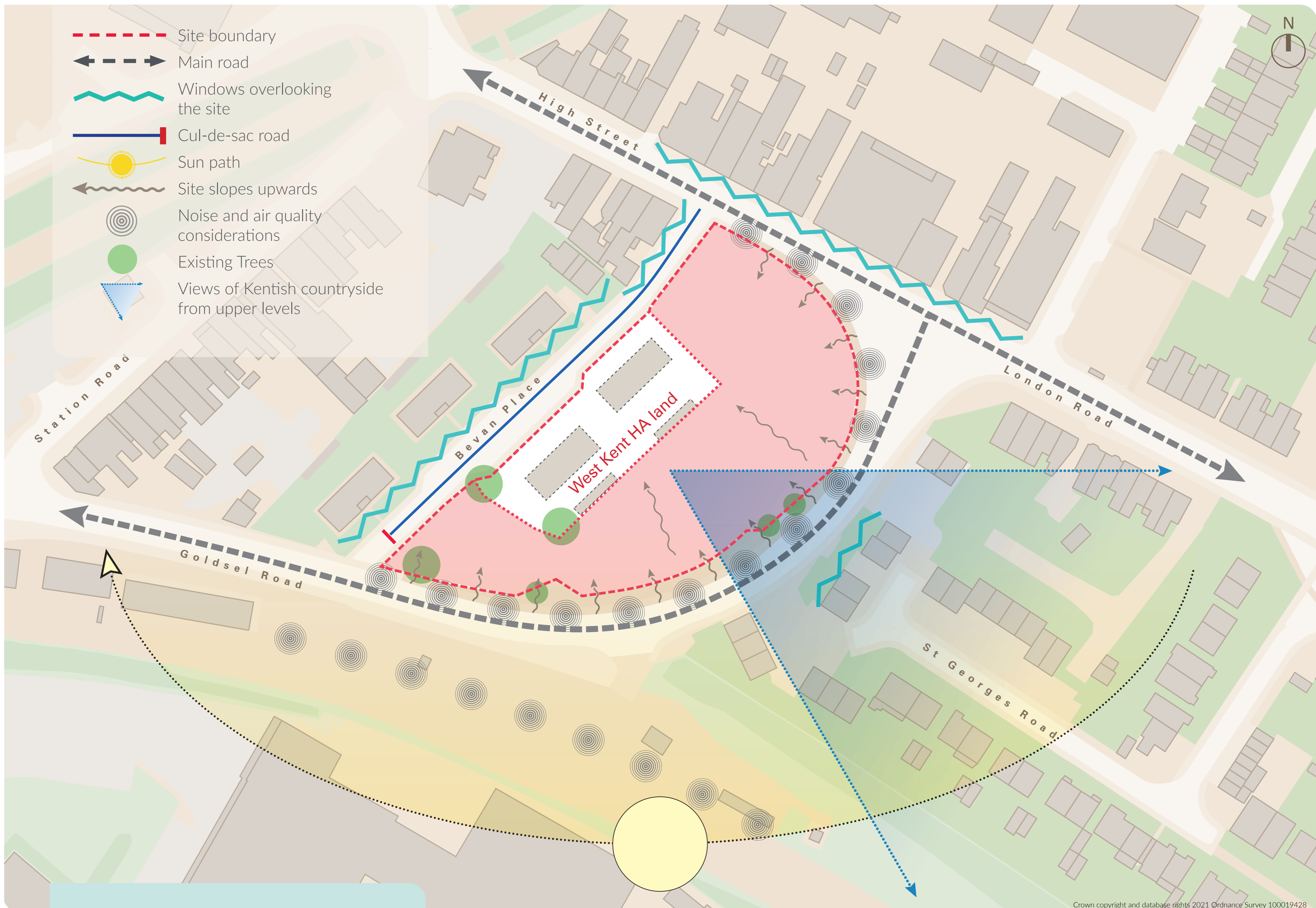
The Project Team

Our team is formed by the following project partners:



- ① Swanley Railway Station
- ② Swanley Recreation Ground
- ③ Swan Mill Paper
- ④ High Firs County Primary School
- ⑤ Swanley Town Centre
- ⑥ Asda
- ⑦ Orchards Academy
- ⑧ Swanley Police Station
- ⑨ Swanley Fire Station

Opportunities and Constraints



Site Features

- The site is sustainably located on the southern approach to Swanley Town Centre.
- It is within a 10-minute walk of the train station and well served by nearby bus stops on High Street and Goldsel Road, making it the ideal location for new homes and retail businesses in Swanley.
- The phase 2 site area includes two residential buildings operated by West Kent Housing Association, which were built in the 1960s.
- Historically the site consisted of Victorian terrace houses until the introduction of the current car park and West Kent Housing Association flats.
- The Council allocated the site as an 'Area of Change' in its Local Plan, following consultation with residents.

Site Photos



Existing car park with West Kent Housing Association homes beyond



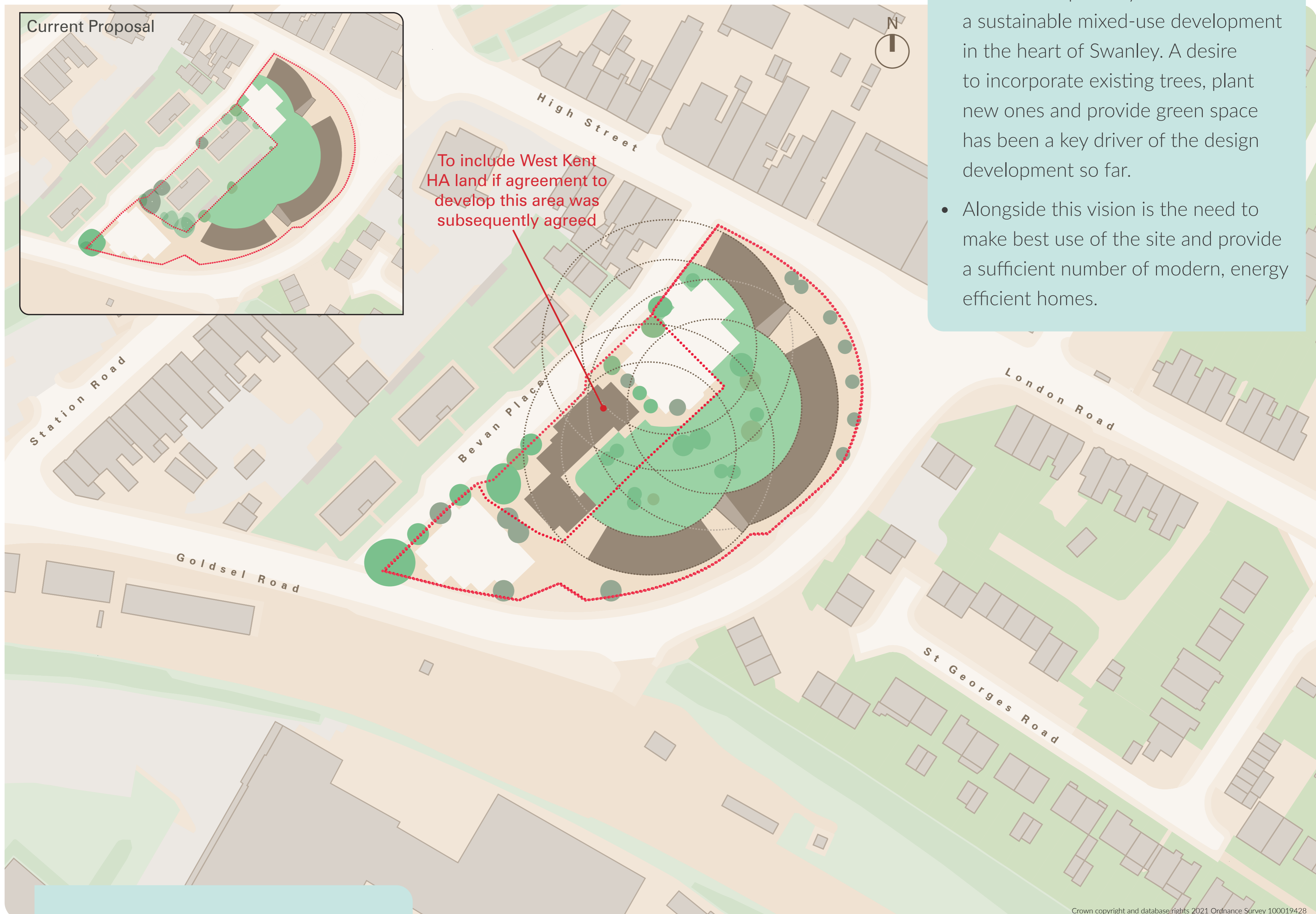
Bevan Place

Previous Consultation Feedback

In 2017 as a part of the Swanley Visioning Plan, we asked residents about their priorities for future development in Swanley.

- Development of Bevan Place was supported by over two-thirds of consultees.
- 71% were in agreement with including restaurants and retail at ground floor level on the former Working Men's Club site and 73% agreed with developing small business units to encourage and support new businesses.

Site-Wide Approach with Existing Trees Retained



- We were inspired by a vision to create a sustainable mixed-use development in the heart of Swanley. A desire to incorporate existing trees, plant new ones and provide green space has been a key driver of the design development so far.
- Alongside this vision is the need to make best use of the site and provide a sufficient number of modern, energy efficient homes.

Design Approach

- Build out to the edges and of the site in order to create the largest possible green space at the centre.
- Provide sufficient car parking for residents.
- A desire to incorporate existing trees, plant new ones and provide green space.
- Provide views and pedestrian access between the street and central garden.
- Flats on upper levels will benefit from distant views of the Kentish horizon.
- Inspired by Swanley's history as a key supplier of fruit and flowers to London Markets, the central garden will be an edible garden populated by fruit trees and herb borders.

A 'Market Garden'



Proposed Ground Floor Plan



Summary of Proposal

- The proposed development has 92 homes comprising a range of 1, 2 and 3-bedroom apartments (5% of which are wheelchair accessible).
- A ground floor commercial unit will be located to the High Street.
- There will be both private and affordable homes.
- The council is proposing to retain stock and provide a rental product.
- Majority of homes will be dual aspect (views in two directions).
- 42 car parking spaces will be provided for residents.
- A series of high quality trees will be retained on site.
- Bevan Place will become a one-way street with access on to Goldsel Road.
- The central courtyard will be accessible to the public.
- The central courtyard will have an edible garden

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Proposed Typical Floor Plan



- Retail space
- Lift and stair core
- Plant and cycle stores
- Residential apartment

Mix of flat units

This relates to the different number of flat types in the development.

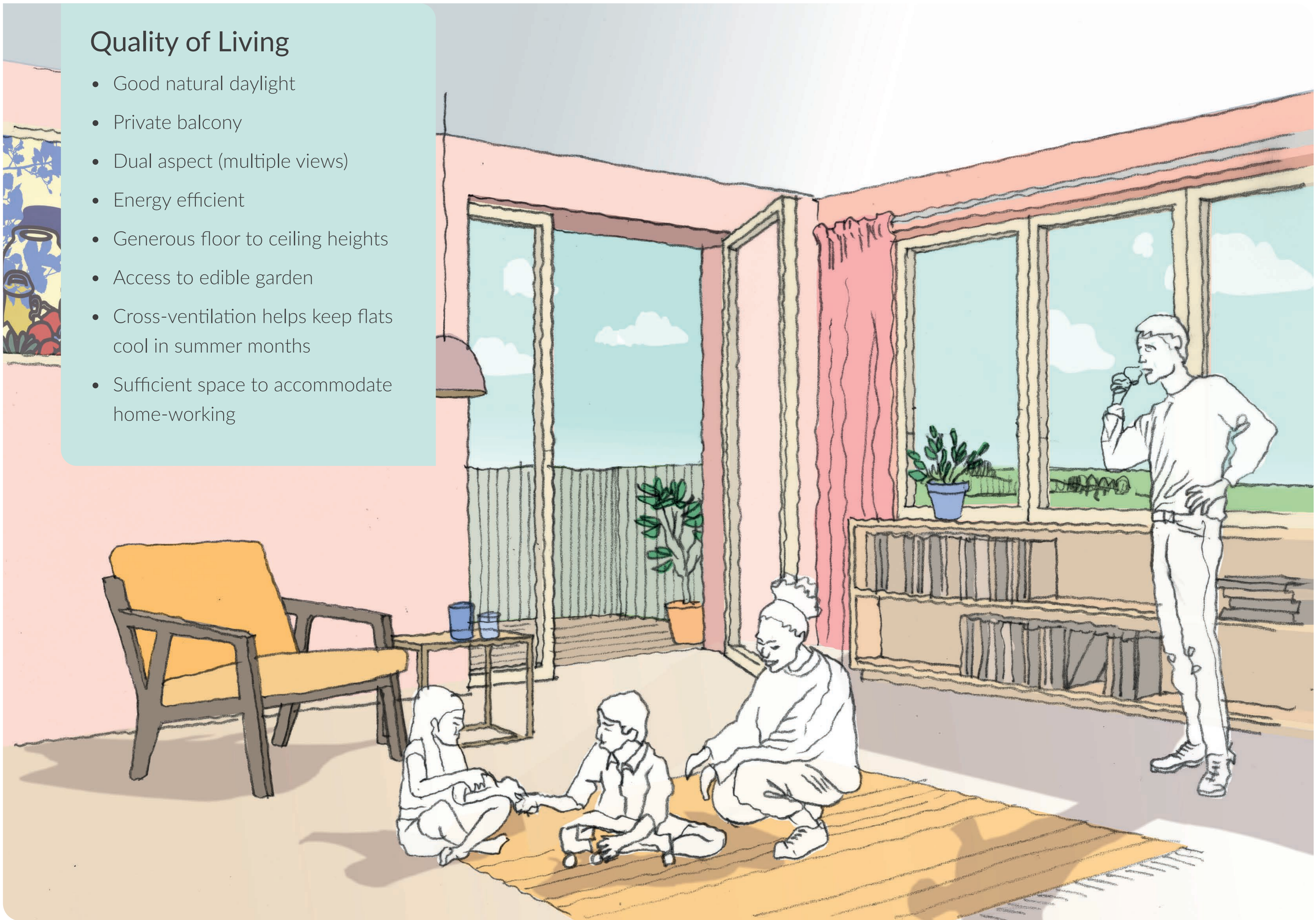
Flat Type	Percentage
1-Bed Units	45%
2-Bed Units	50%
3-Bed Units	5%

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Artist's Impression of a Typical Home Interior

Quality of Living

- Good natural daylight
- Private balcony
- Dual aspect (multiple views)
- Energy efficient
- Generous floor to ceiling heights
- Access to edible garden
- Cross-ventilation helps keep flats cool in summer months
- Sufficient space to accommodate home-working



Sustainable Regeneration

We need new homes in the area, but we want to avoid building on green field sites. Instead, building here is very sustainable since it is already well served by public transport, shops and amenities. We aim for these homes to be very low-carbon, energy efficient and environmentally friendly.



Brownfield Redevelopment

Bevan Place Car Park is currently underused; there are frequently empty spaces. This is clearly not an appropriate use of land in the Town Centre and the proposal would improve the situation. A small 'high street' unit will also be included which could be operated as a small café, to help revitalise Swanley's High Street.



Delivering Much-Needed Housing

The proposal would deliver 92 new homes. The homes would be built in a mix of sizes to accommodate a range of housing needs. We will also provide affordable housing to ensure that a mixed community will be accommodated in the proposed development.



Artist's Impression of Proposed Courtyard



A New Design Standard for Swanley

The development will become a new gateway building into Swanley Town Centre, with a high-quality design that raises the bar for future proposals, while respecting the existing context.



New Public Green Space

The development would be designed around a publicly accessible green heart and would improve the quality of the landscape around Bevan Place. Trees would be planted to improve the landscape further and allow users of the development to enjoy a high quality outdoor environment.

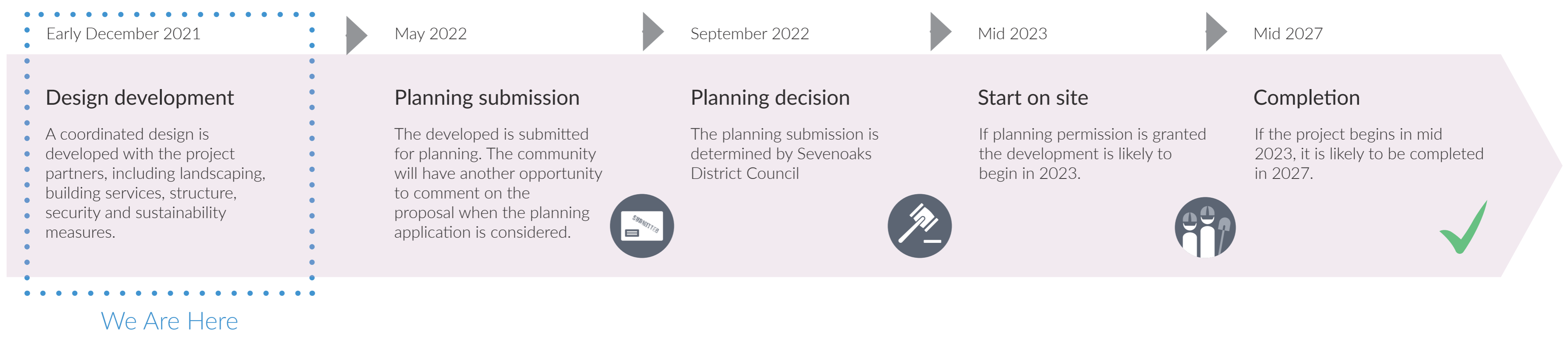


Public Realm Improvements

There will be improvements to the public realm around the site, including the High Street, Bevan Place and Goldsel Road. This will involve the preservation and replanting of high-quality trees, and more generous hard surfacing for pedestrians. Should planning permission be approved, we will contribute funding towards other environmental improvement in Swanley.



Timeline



We welcome feedback from residents on the initial design ideas. Please add your post-it note with your comments to our feedback board below. We would also welcome you filling in and submitting a brief questionnaire to us, which can be found online at www.sevenoaks.gov.uk/bevanplace, or alternatively please fill in now and hand it over to a member of the project today. We will review the feedback that you have provided and incorporate it into future designs where appropriate.

For the latest news on the Bevan Place proposal, visit www.sevenoaks.gov.uk/bevanplace

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Thank you for your time and views