

01. INTRODUCTION

WELCOME

We are pleased to provide you with an update of our proposal for the regeneration of Farmstead Drive, Edenbridge. Following further site investigations, design works and feedback from residents, we have developed our proposals further and are excited to hear your views.

The new development will re-provide the existing convenience store and community hall in new, modern purpose-built premises. There will be improved parking provision across the estate, improvements to open spaces, including the playground, and the proposals will provide much needed new homes for the area. Income from the new homes will assist with funding the community improvements.

The site is located at the centre of the Spitals Cross Estate, built in the 1960s by the Greater London Council. At the time, it was designed to be a modern housing estate, providing new homes for Londoners.

The hall and shop were built to create a central hub within the estate. These facilities have served the community well for generations, but they are now falling into disrepair and becoming outdated. There is also a need to ensure the buildings meet modern environmental standards.

We are aiming to submit a planning application in February 2023 and, if approved, construction of the development will likely start in July 2023 and aim to complete in early 2025.

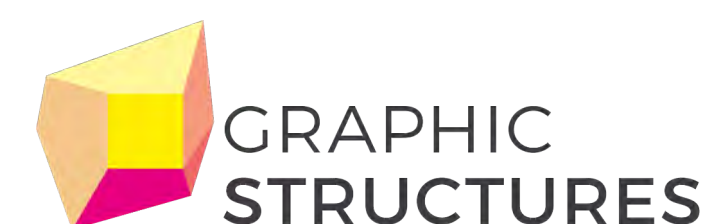
Feedback from this consultation event will allow us to refine our proposals prior to submitting a planning application.

OUR ASPIRATIONS

- Provide additional parking facilities for the estate
- New and improved community hall
- New and improved convenience store to serve the community
- New and improved playground
- Improved landscaping and open green spaces
- Provide new high quality and environmentally friendly homes
- A development valued by the residents of the estate



THE PROJECT TEAM



02. SITE FEATURES

SITE ANALYSIS



OPPORTUNITIES AND CONSTRAINTS TO REGENERATION



SITE PHOTOS



SCHEME SUMMARY

Proposed New Homes:	23
New Car Parking Spaces	64
Multi Use Hall	✓
Convenience Store	✓
Improved play area	✓
Improved open space	✓

EXISTING SITE



PRINCIPLES

Constraints to Development

Site constraints have influenced the design. These include:

- An underground river runs through the site. It is necessary to provide an 8 metre exclusion zone around the river.
- Protecting as many of the existing trees as possible, including an Ash tree which is identified as a Category A Tree.
- Reducing negative impacts to existing green spaces.
- Responding positively to the difference in height of the existing buildings, i.e. two and five storeys.

Proposed Design

The design seeks to provide building heights which step-up across the site in response to the surrounding context. The multi use hall is located in the centre of the development, reflecting its central role in the neighbourhood.

To the west of the hall, are two rows of terraced houses, which have been positioned to create a new street. The row of houses to the south are lower in height to allow winter sunlight to reach the row of houses to the north.

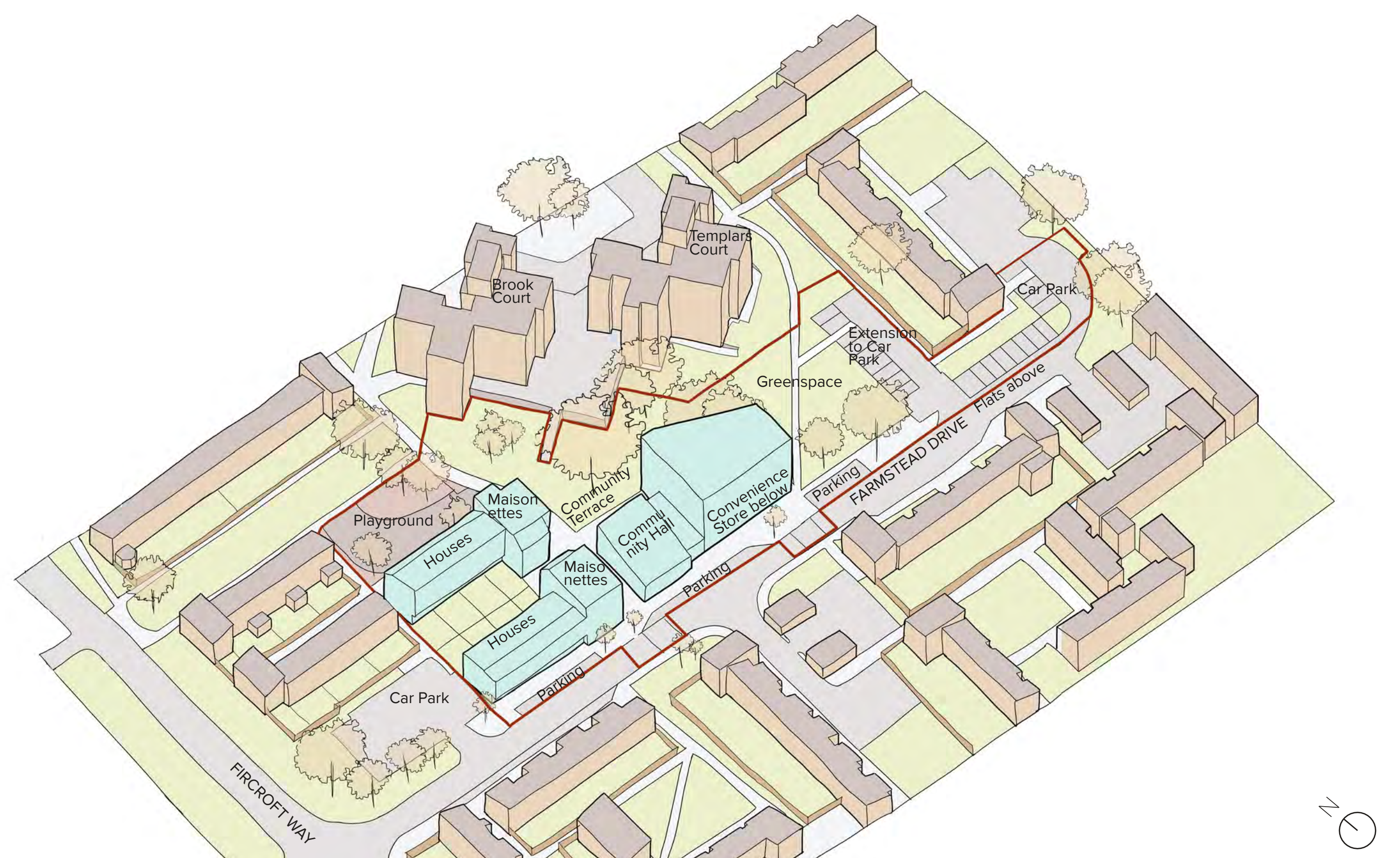
Taller maisonettes are added to the end of each row of houses to create a hard edge to the central pedestrian walkway.

To the east of the community hall lies the convenience store with the flats above. This extends to four storeys and takes the form of a 'wedge shaped' block. The proposal also seeks to retain and improve the provision of open space and provides 1:1 car parking for the new units.

CONSTRAINTS



PROPOSED



04. PREVIOUS FEEDBACK

CONSULTATION APRIL 2022

PREVIOUS DESIGN PROPOSAL

Initial public consultation events were held in April 2022 and were well attended by the public and local residents.

There were 199 responses to a survey circulated at the events.

Changes have been made to the scheme which respond to many comments made during the first stage of consultation.

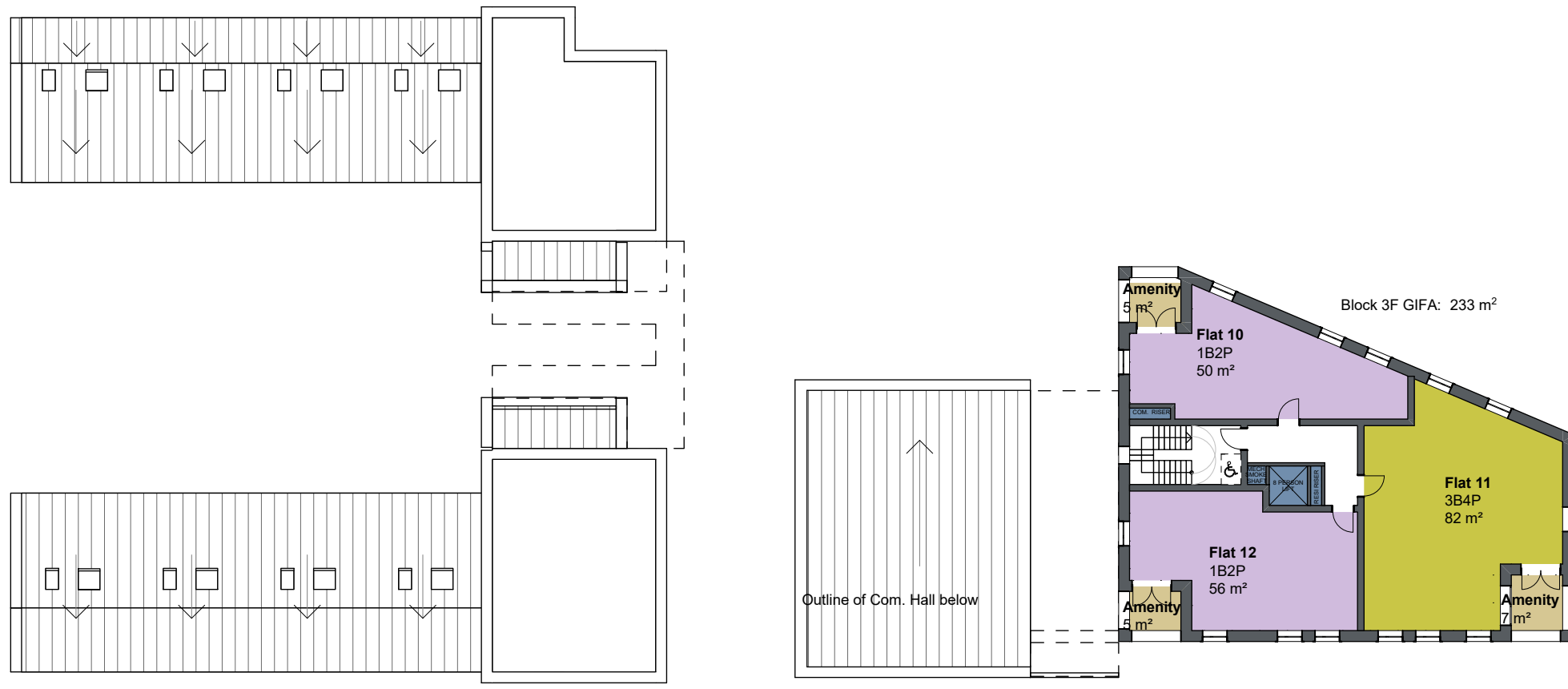
Changes were also advised through further surveys that were undertaken.



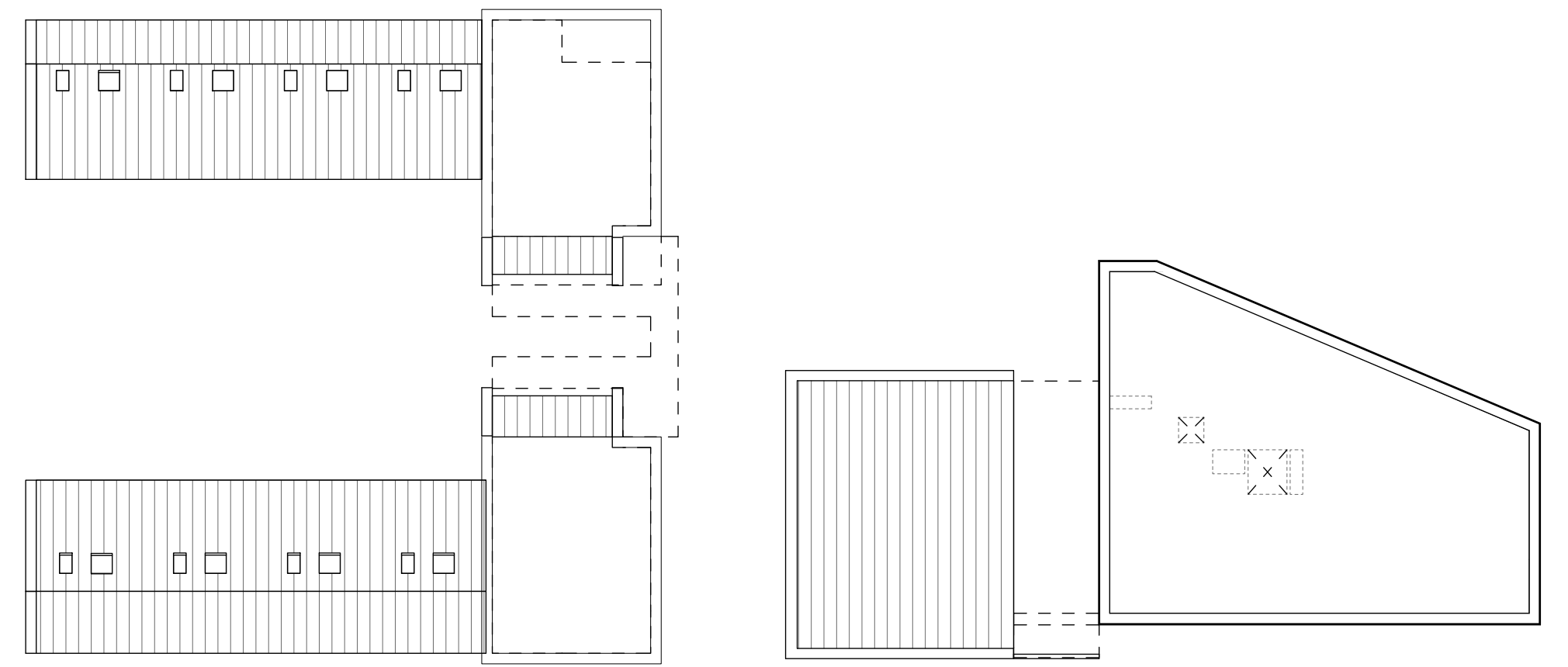
'YOU SAID'	'WE DID'
There is insufficient parking.	There will be a net gain of 64 parking spaces provided across the estate. This will provide additional parking for existing residents. In addition, we are providing a 1:1 parking ratio for the new homes. The new parking spaces will be sized to new larger KCC design standards, including some accessible and electric charging spaces.
Preference for the play area to receive sunlight.	Play area has been moved to the north west of the site to receive an increased sunlight provision.
Security and visibility is poor on the estate currently and anti-social behaviour is prevalent as a result.	All new paths will be overlooked by the new residential homes to increase passive surveillance in an effort to create safe spaces. New street lighting will be provided along new pathways. New hall also overlooks area under a large tree which has previously been highlighted as an area for anti social behaviour, thus increasing overall safety.
The most valuable green space was to the east outside of the developable area.	Development to the east had been restricted to retain as much green space. The site will be landscaped to improve overall biodiversity through an increased number of trees on the site and new landscaped features. Open space will also be retained for potential community events in the future.
Overlooking to the North from proposed 2no. new houses.	The 2no. houses have been removed from the scheme.
Preference to see a proposed material palette which reflects the local materials and style.	Earthy tones have been chosen to complement existing materials of the surrounding buildings. A palette of multi-stock bricks has been chosen to respect the brick tones predominately used across the estate.
Noise issues between the hall and the homes.	Acoustically, the hall will be separated as a side extension from the residential block. Design mitigation measures will be developed to limit noise transfer to the new flats such as modern acoustic insulation, acoustically rated windows and doors which have been limited in number on the West facade to reduce noise transfer. Bedrooms in the adjacent flats have been designed as far away from the hall as possible to limit noise transfer to sensitive areas.
There are too many residential units and the site is over-developed.	We have reduced the number of residential units from 30 to 23. The residential units are required to finance the provision of additional parking bays and the replacement of the hall.
The hall does not need to be replaced and should be refurbished.	The hall is no longer fit for purpose and needs to comply with current standards. The cost to refurbish the hall can only be financed by providing additional homes.
New housing is not required at this site.	Developable land within the District and Edenbridge in particular, is limited and constrained by the greenbelt and areas of outstanding natural beauty. The Council has a duty to provide much needed housing and to optimise its land holdings and promote sustainability by focusing development within existing settlements.
The eastern part of the site gets flooded.	Further investigation of this matter has taken place and the design seeks to alleviate this matter through design, the use of permeable materials and by using a sustainable urban drainage system which includes a flood detention pond.
A re-provided hall should be accessible to all members of the community and allow flexible use.	The hall is designed to modern accessible standards and designed to enable flexible use and multiple use.
The Play area was recently rebuilt, however, it only provides play for younger children.	The play area has been enhanced to provide play opportunity for a wider spectrum of children.
The development will remove open space.	The developments building footprint has been reduced. Additionally, the surrounding open space will be improved to enhance biodiversity and more trees will be provided.
Electric vehicle charging points are not needed as they will reduce the amount of parking spaces.	Government policy will see the need to provide EVCP as petrol/diesel cars are phased out over the next 15 years. It is therefore important that current and parking provisions are future proofed. The new scheme will be required to provide EVCP and these can be used by all Spital Cross residents. This will be facilitated by providing a net increase in parking bays.
New housing must meet local needs.	We have based the unit mix and types based on the Council's housing needs assessments.

05. LAYOUTS

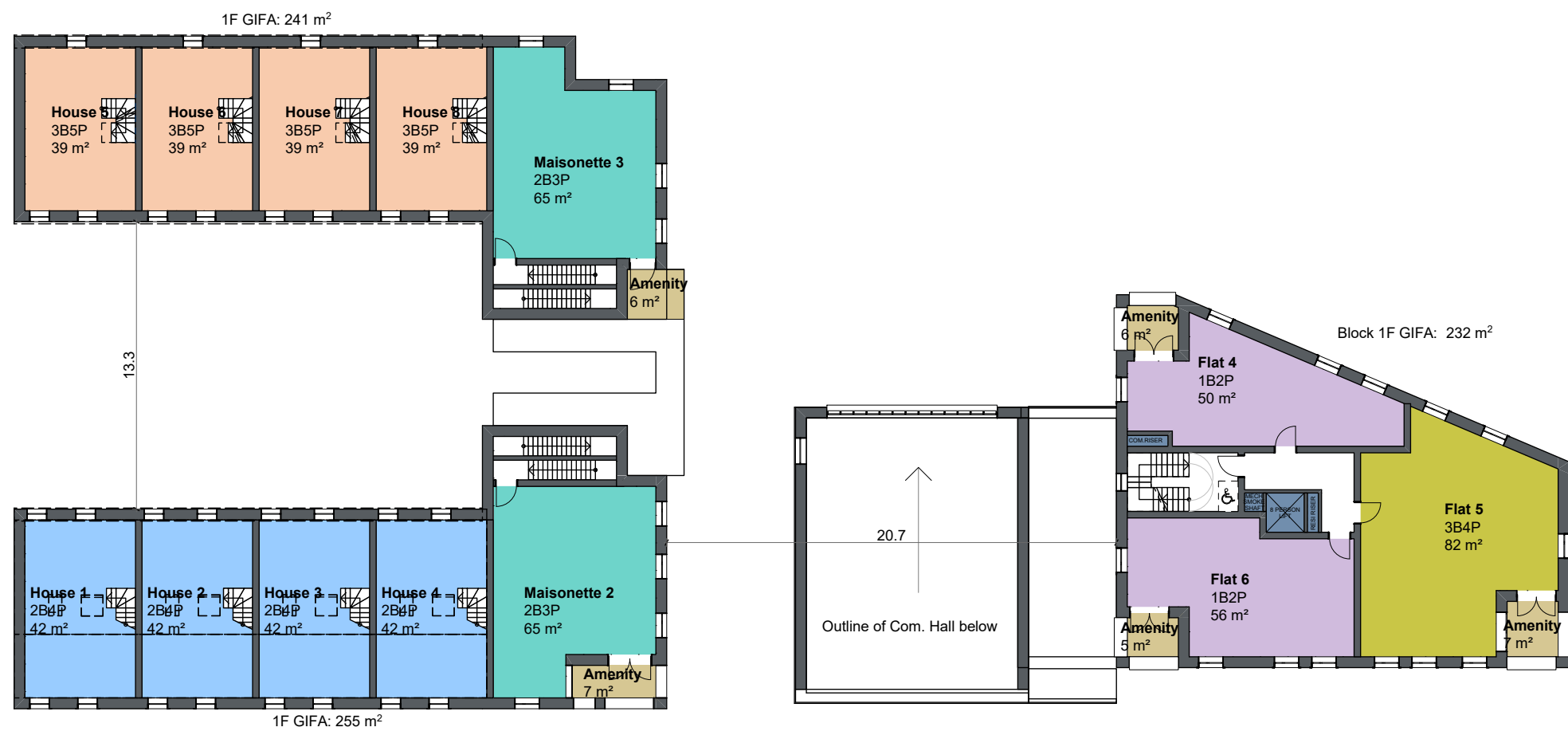
THIRD FLOOR PLAN



ROOF PLAN



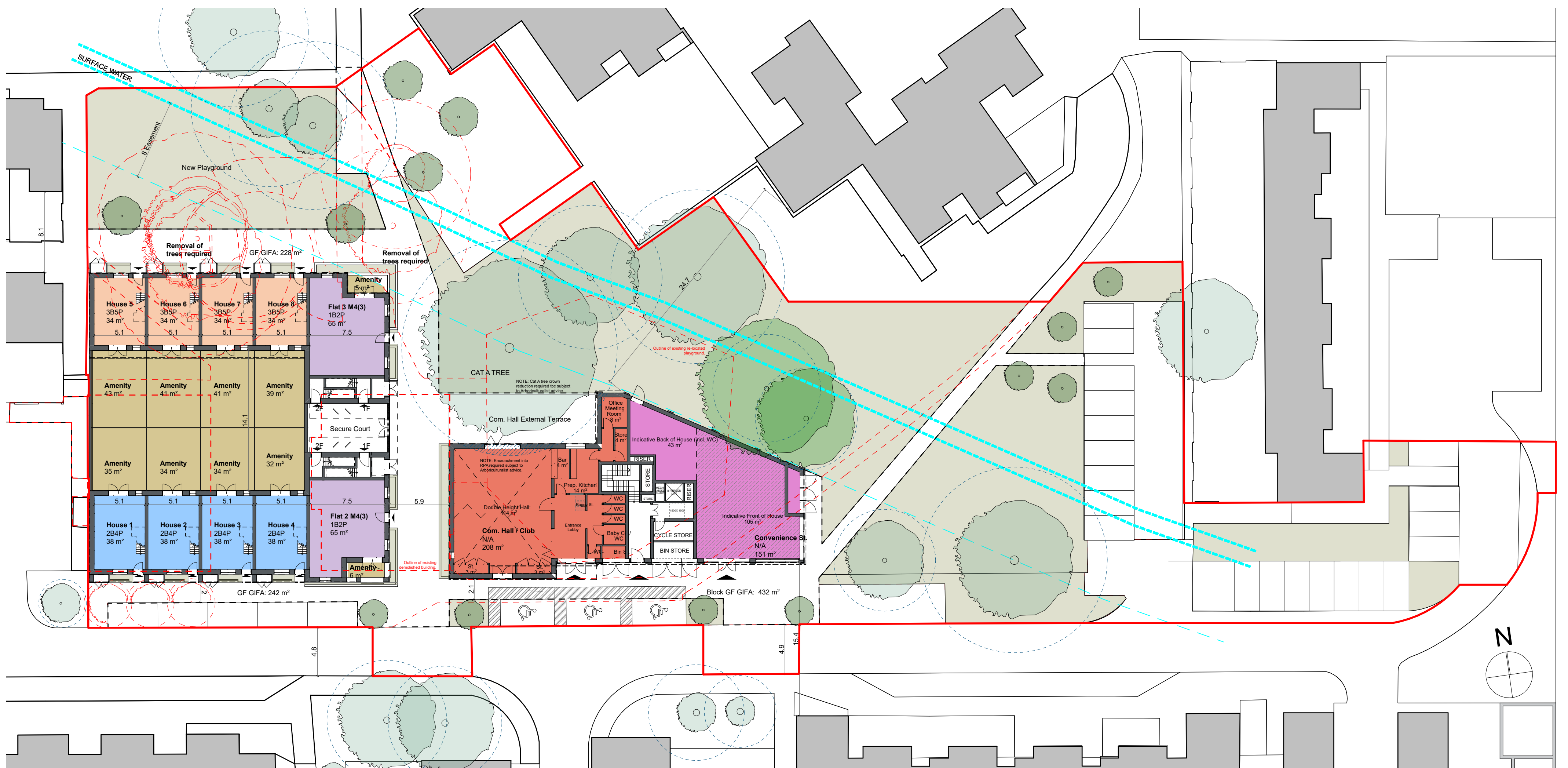
FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



Residential Unit Type

- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P

Occupancy Unit	GIFA (m²)
1B2P Flat 10	50
1B2P Flat 12	56
1B2P Flat 2 M4(3)	65
1B2P Flat 3 M4(3)	65
1B2P Flat 4	50
1B2P Flat 6	56
1B2P Flat 7	50
1B2P Flat 9	56
2B3P Maisonette 2	65
2B3P Maisonette 3	65
2B3P Maisonette 5	65
2B3P Maisonette 6	65

Occupancy Unit	GIFA (m²)
2B4P House 1	80
2B4P House 2	80
2B4P House 3	80
2B4P House 4	80
3B4P Flat 11	82
3B4P Flat 5	82
3B4P Flat 8	82
3B5P House 5	99
3B5P House 6	99
3B5P House 7	99
3B5P House 8	99

06. ELEVATIONS & MATERIALS

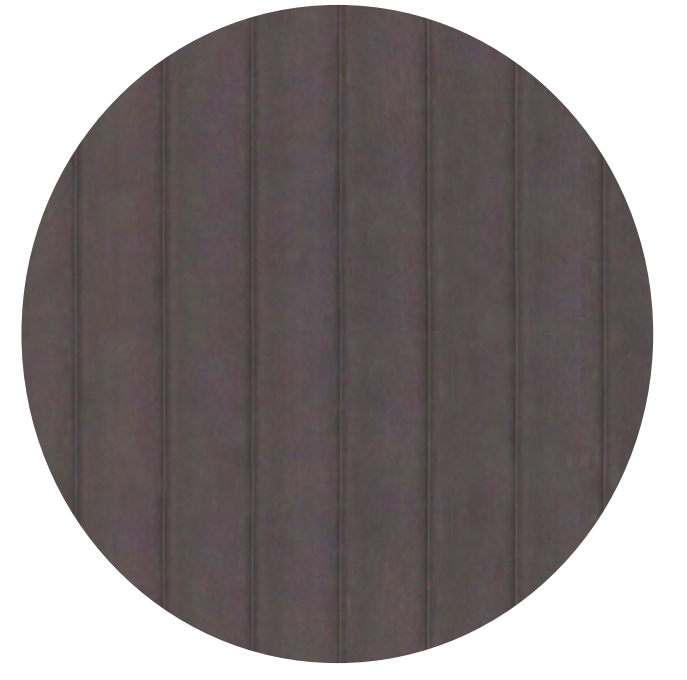
PROPOSED MATERIAL PALETTE

A palette of multi-stock bricks has been chosen to respect the brick tones predominately used across the estate, subtle changes in brick type will be used to help distinguish different building uses (e.g. homes, community hall & convenience store). All the external facing materials have been chosen as long lasting materials to limit maintenance in use.

MATERIAL KEY

1. Pre-Cast Concrete Coping
2. Multi-stock Buff Brick
3. Pre-Cast Concrete Framing
4. Brickwork Detailing
5. Maroon Metalwork
6. Chocolate Zinc Cladding
7. Copper Effect Cladding
8. Light Brick
9. Dark Grey Brick

Chocolate Zinc Cladding



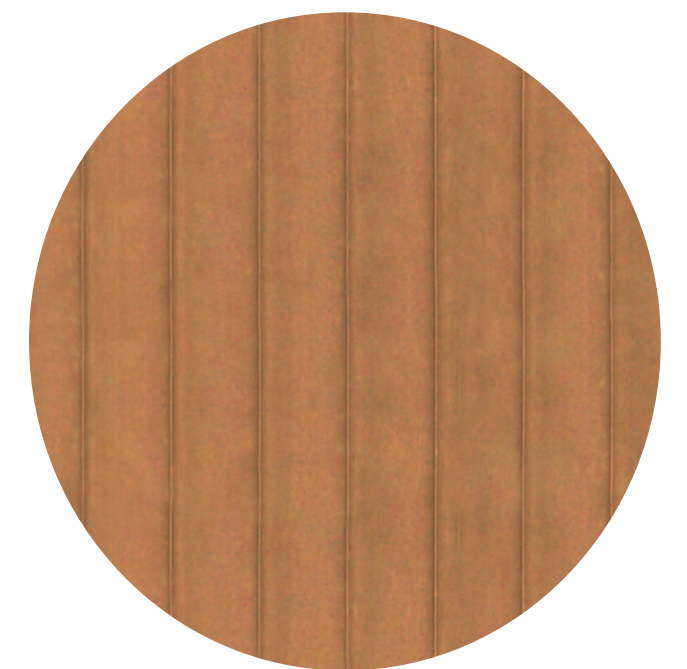
Multi-stock Buff Brick



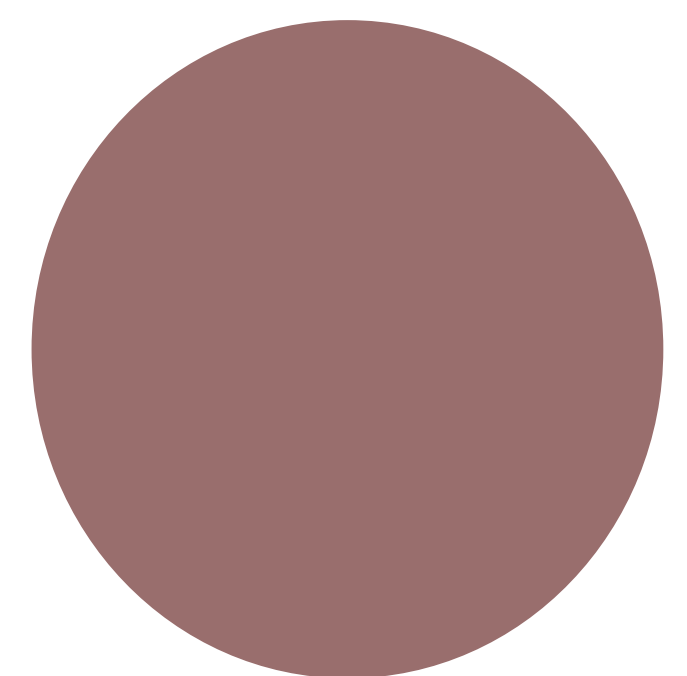
Dark Grey Brick



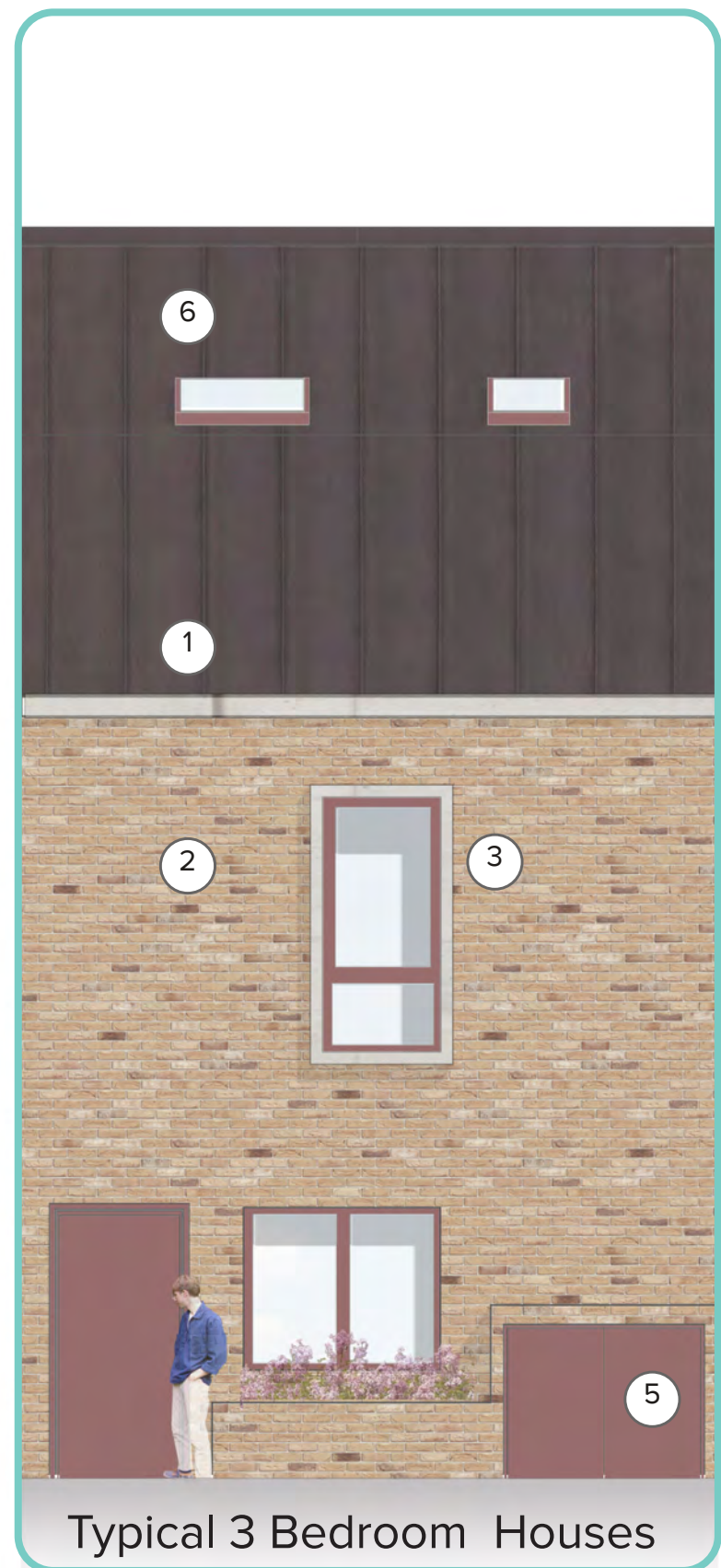
Copper Effect Cladding



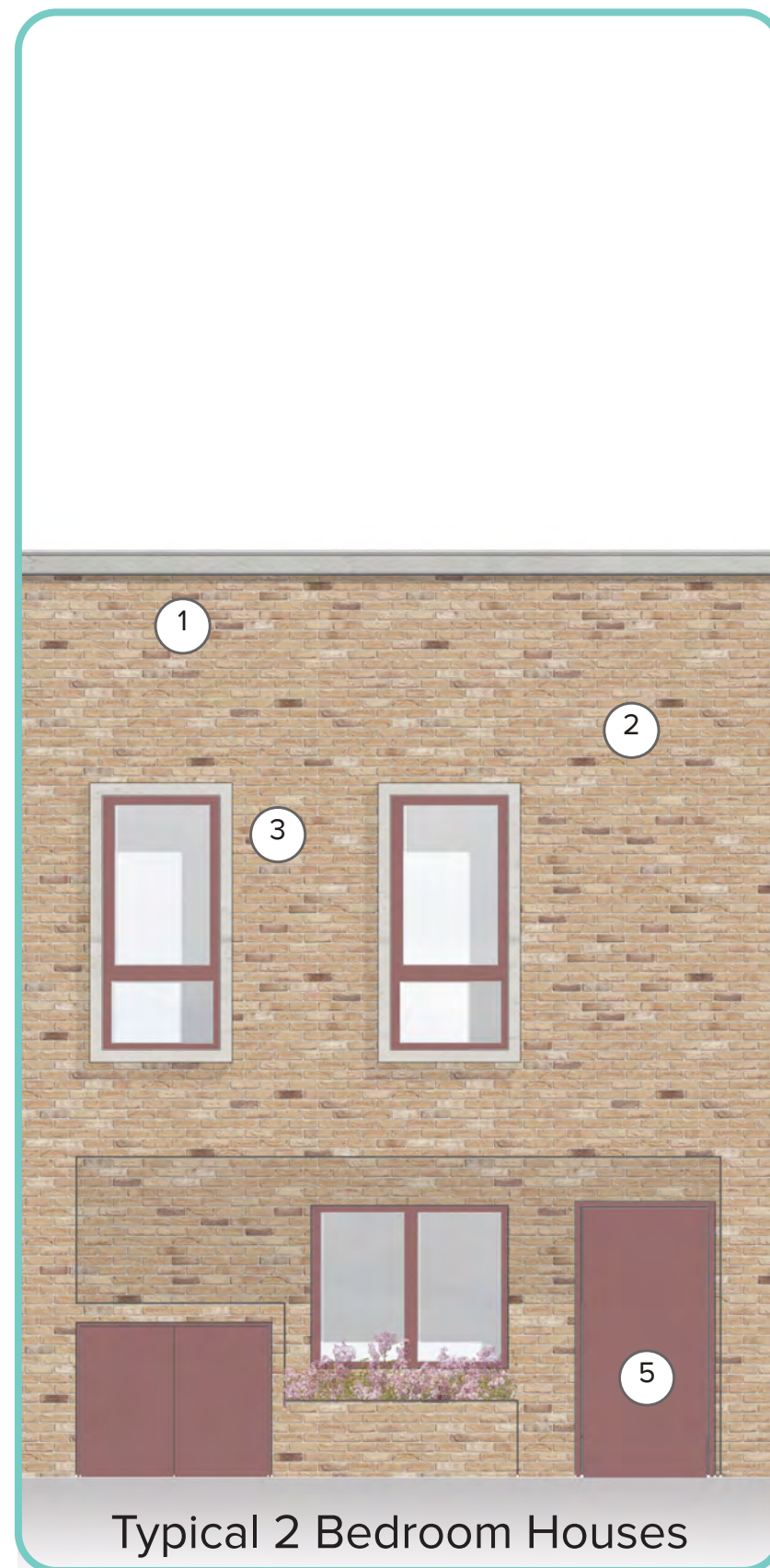
Maroon Metalwork



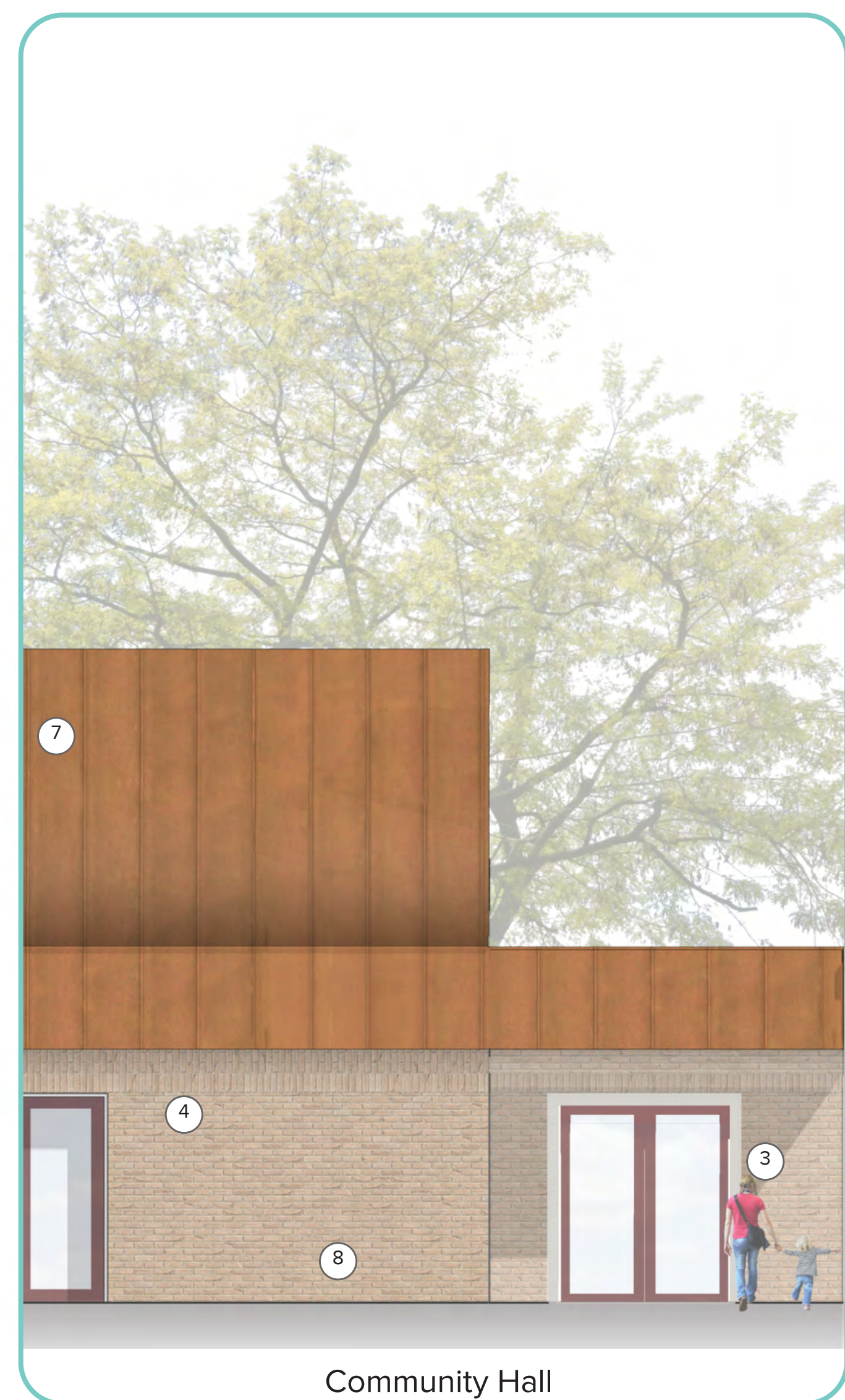
Light Brick



Typical 3 Bedroom Houses



Typical 2 Bedroom Houses



Community Hall



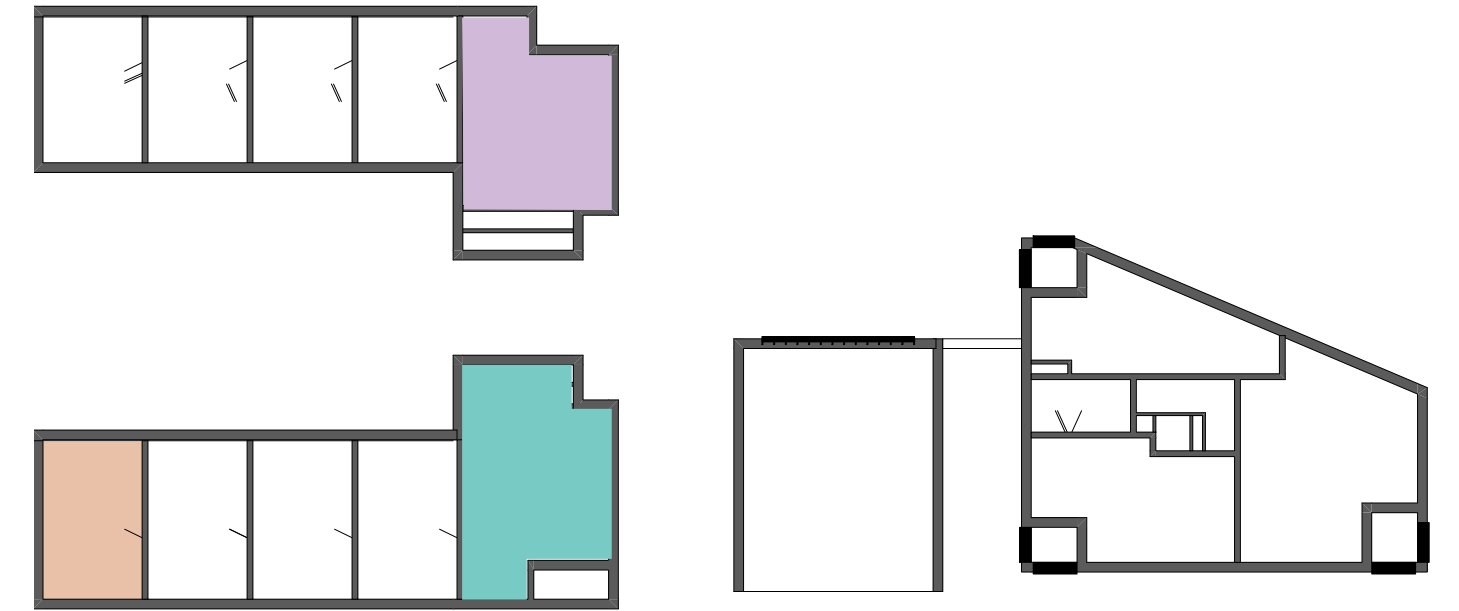
Flats above convenience store

07. HOUSING INTERNAL LAYOUTS

PROPOSED NEW HOMES WILL...

- Comply with the latest housing policy and national design standards
- Future-proofed for accessibility and adaptability
- Have private outside space
- Designed to be dual aspect
- Comply with high environmental standards resulting in low overall energy consumption
- Include 18% affordable homes (subject to viability)
- 8% will be accessible and adapted for people with accessible needs

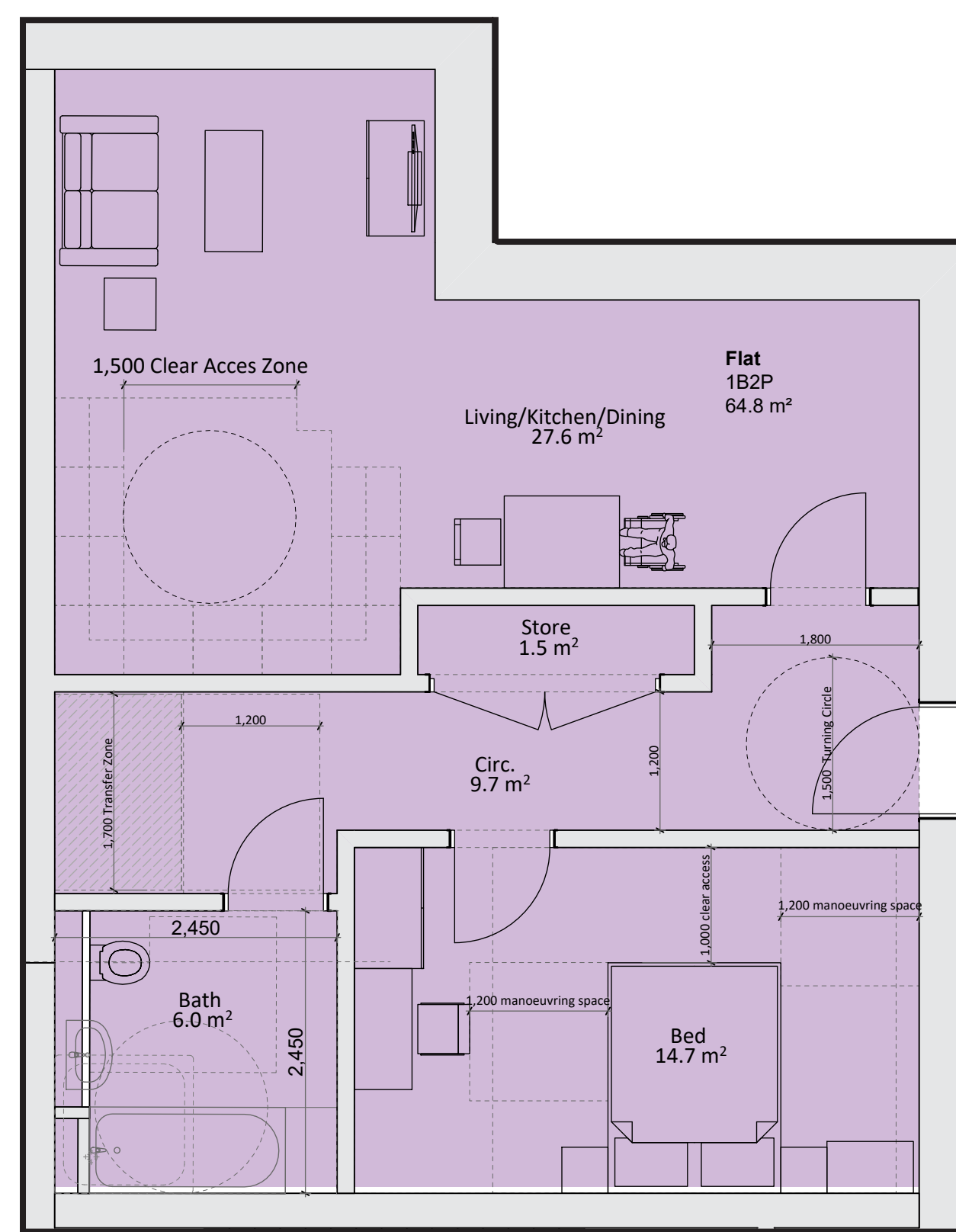
KEY PLAN



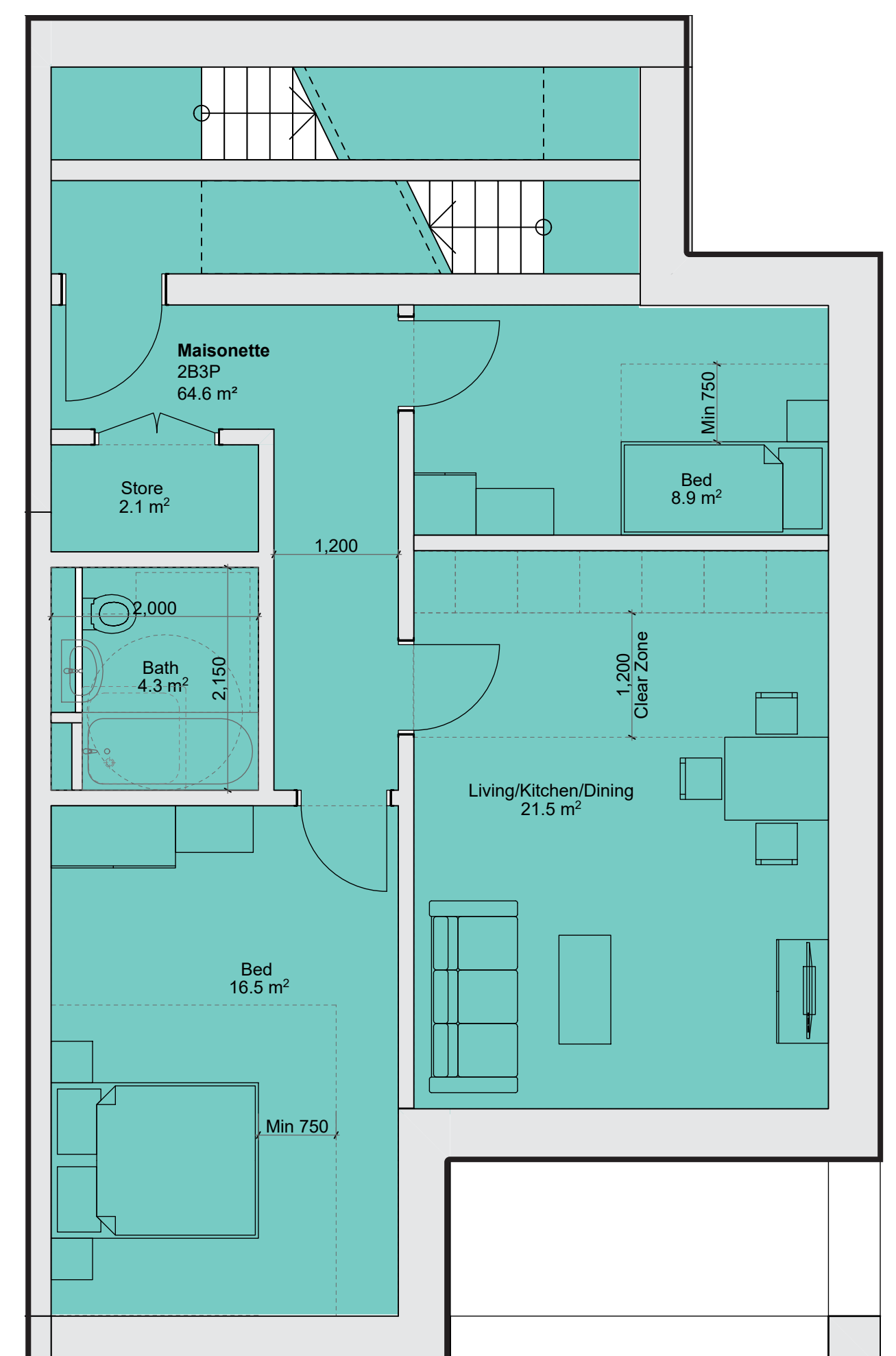
Total New Homes 23

1 Bed Units	8No. (35%)
2 Bed Units	8No. (35%)
3 Bed Units	7No. (30%)

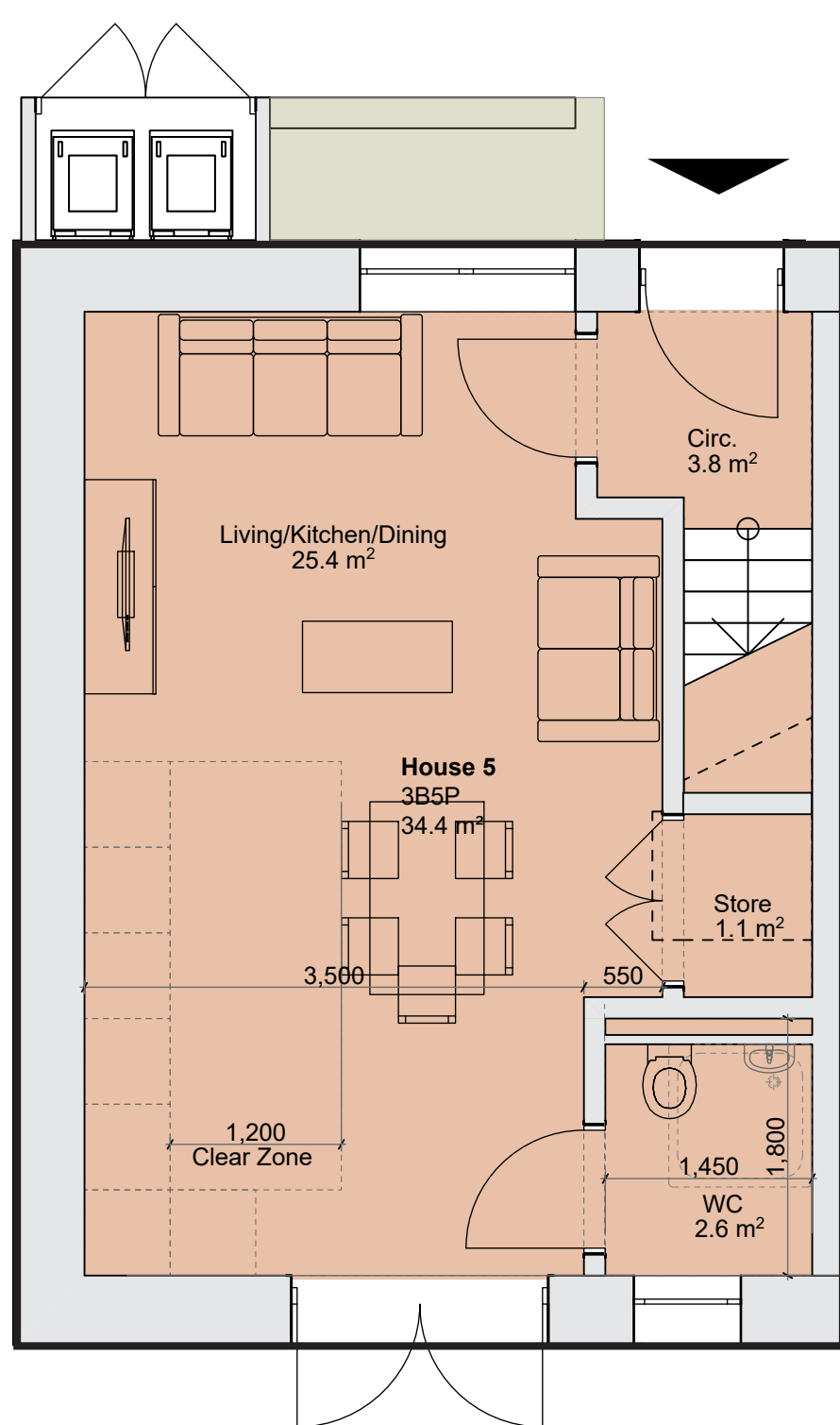
TYPICAL 1 BED ACCESSIBLE LAYOUT



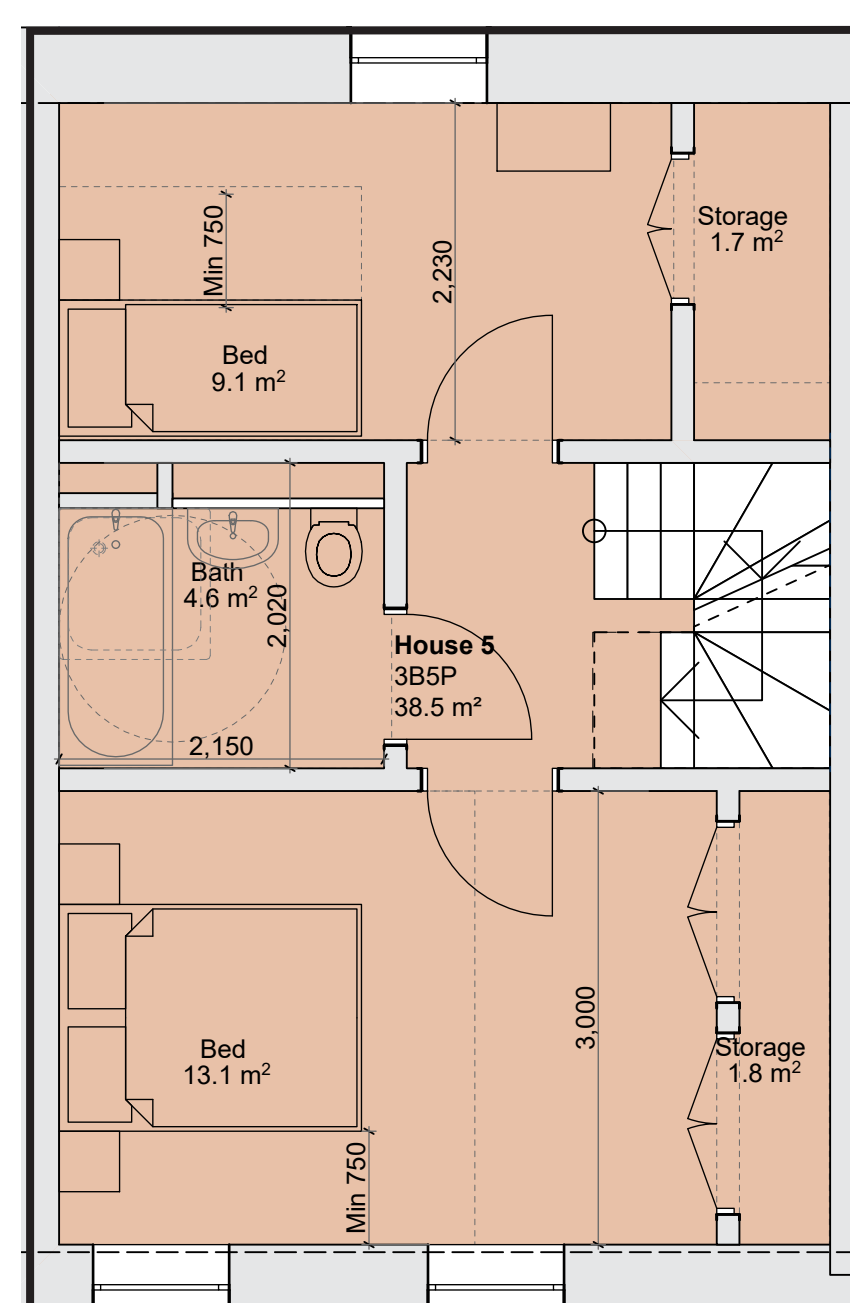
TYPICAL 2 BED LAYOUT



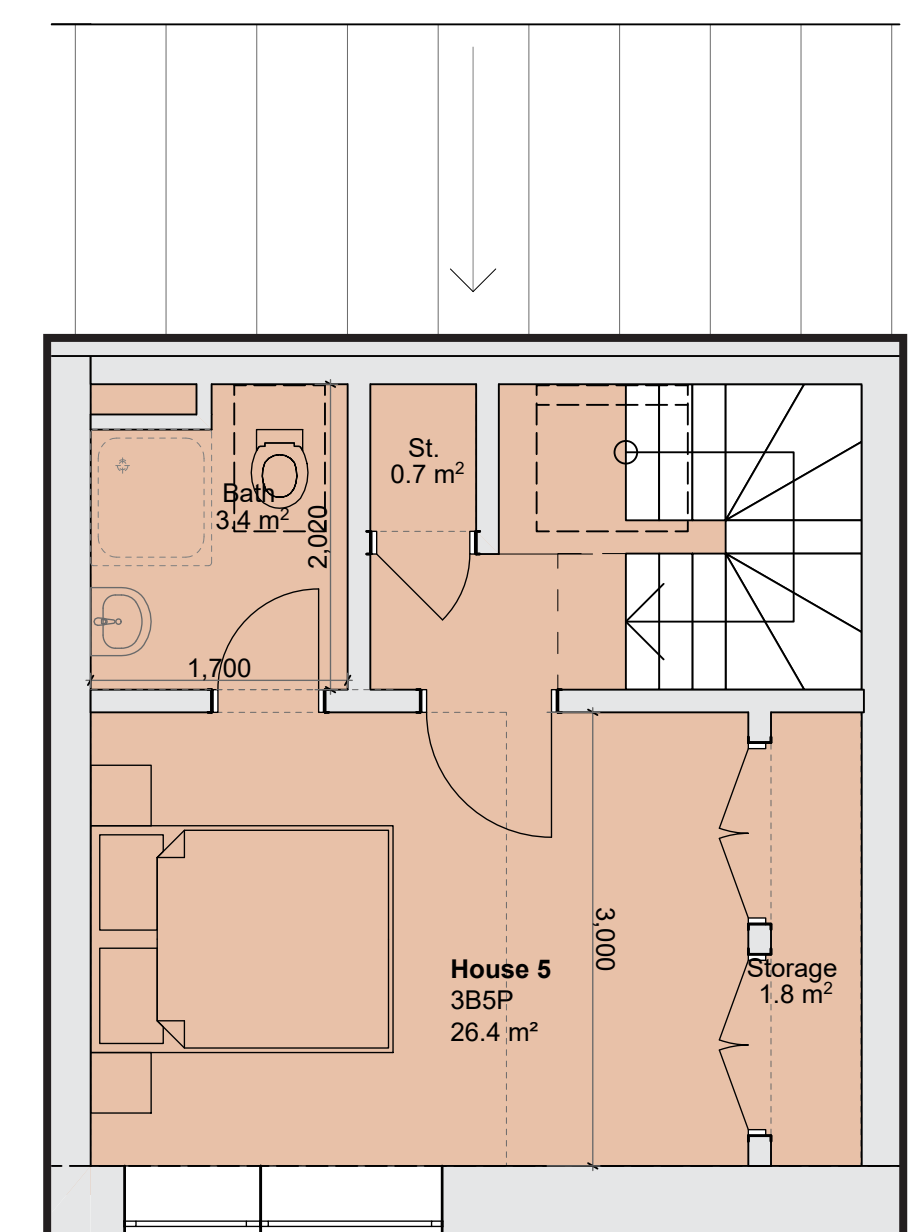
TYPICAL 3 BED HOUSE LAYOUT



Ground Floor .



First Floor .



Second Floor .

08. COMMUNITY FACILITIES

ASPIRATIONS

- A high quality community hub for local residents.
- A flexible multi use space which is accessible to all.
- An environmentally friendly building, resulting in lower running costs.
- A development valued by the residents of the estate.

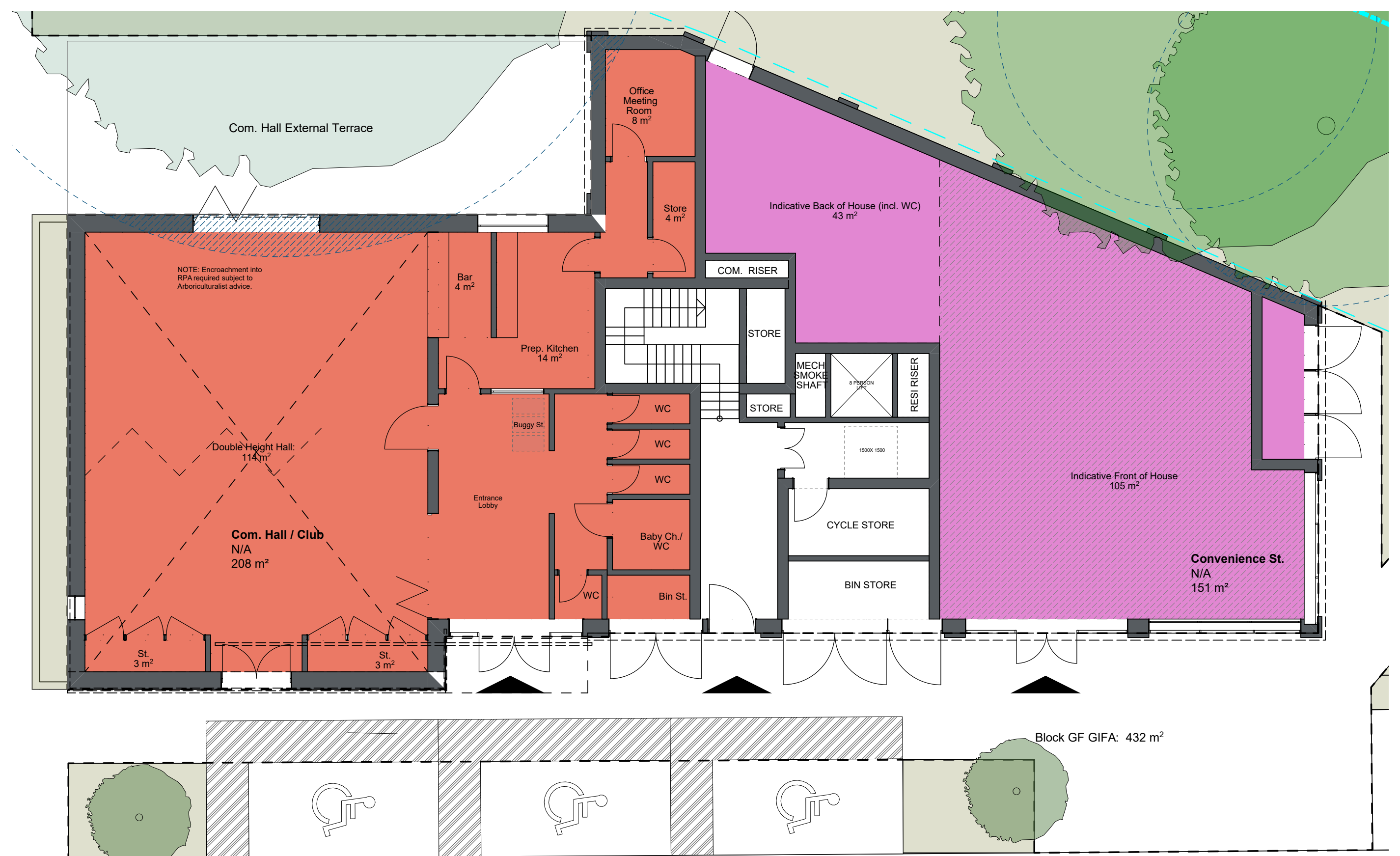
APPROACH FROM FARMSTEAD DRIVE



VIEW OF COMMUNITY HALL TERRACE FROM PLAYGROUND



PROPOSED COMMUNITY HALL LAYOUT



Community Hall

A new modern energy-efficient building for the community placed in the centre of the development.

The space has been designed to provide a flexible multi-use space to suit a range of needs. It includes a double height multi use hall, serving area and kitchen, as well as toilets with an accessible baby change room.

The hall will open out onto an external terrace providing additional space during the warmer months with views towards the improved green spaces and play areas.

Tall high windows will create good day lighting within the hall and display views of the surrounding mature trees.

The hall will incorporate noise mitigation measures to limit any noise transfer to the new flats above.

Store

A new store will be provided on ground floor underneath the flats to replace the existing local store,

The store has been located next to the community hall to provide a social hub.

It is easily accessible via the existing and proposed pedestrian footpaths.

09. ADDITIONAL PARKING

CAR PARKING DESIGN

SITE SURVEY

Estate Car Parking Survey

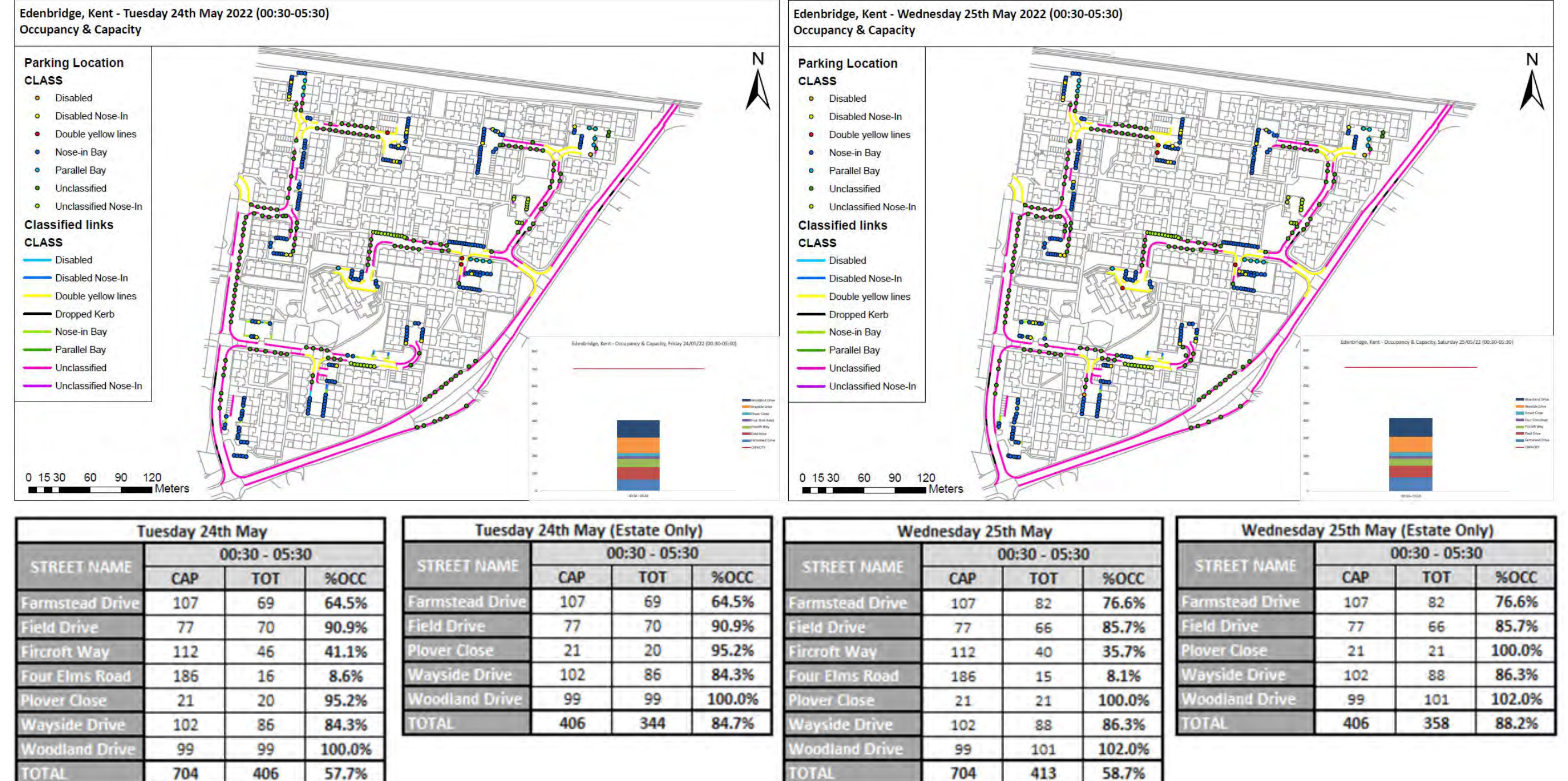
- Estate wide car parking surveys were conducted on 24th and 25th May 2022.
- Surveys were conducted overnight to reflect the period when residential car parking is typically at its highest.
- The results are summarised in the adjacent tables. As shown whilst there is capacity on the surrounding streets, parking within the Estate is approaching capacity.

Parking For the New Homes

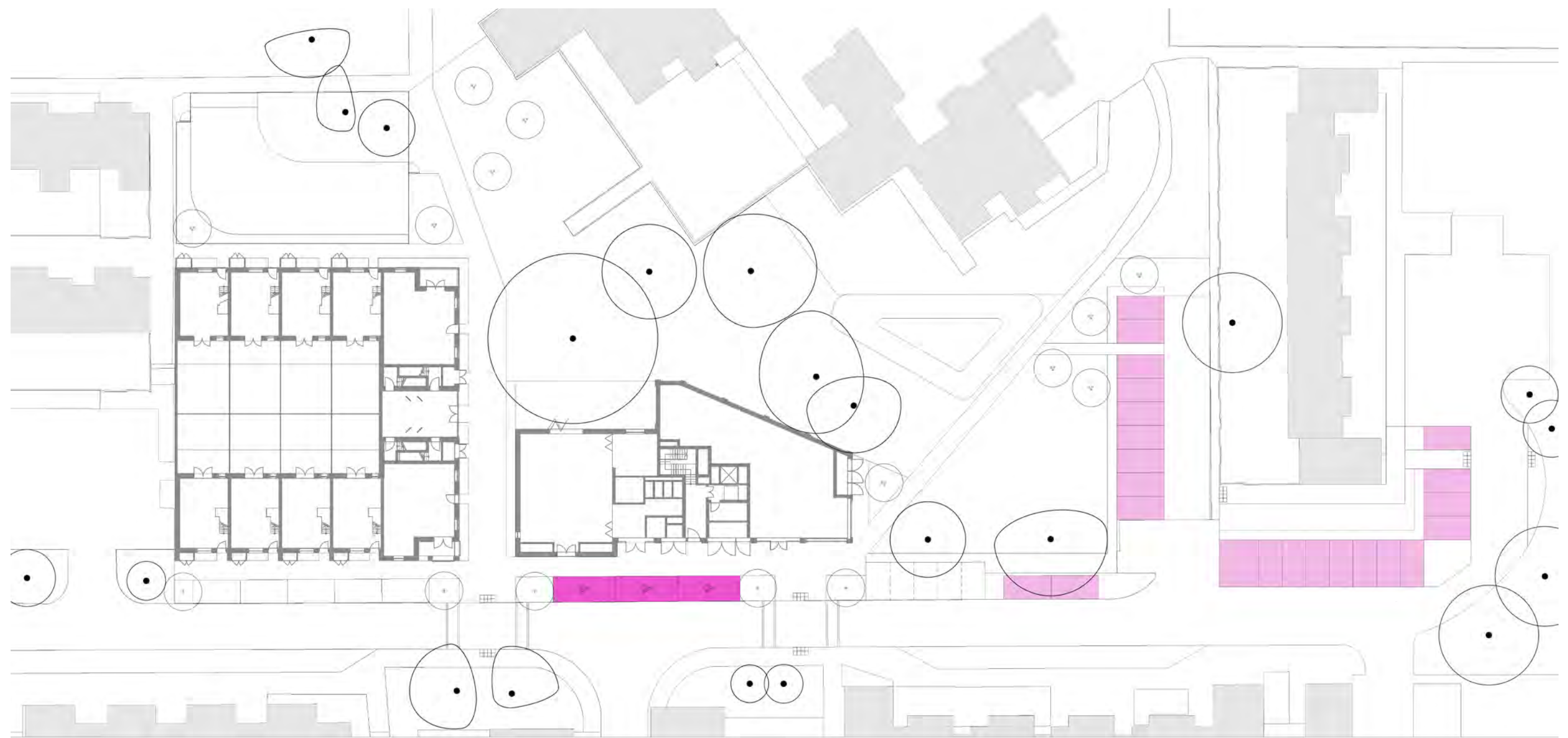
- The development proposals will come forward with 23 new parking spaces on the Estate inclusive of 3x disabled parking bays.
- All new bays will be provided with the infrastructure to accommodate electric charging provision.
- The new parking bays will not be allocated to any specific unit and will be made available for use by existing residents.

Wider Estate Parking

- Based on previous feedback received and the Estate Car Parking Survey, we have also identified other potential areas on the Estate where additional parking can be provided.
- The emerging concept proposals as illustrated in the plan below would be able to deliver 41 additional car parking spaces at locations E2, I, J and H.
- The additional parking facilities can only be provided via the delivery of the proposed development.
- A total of 64 new parking spaces will be provided.



FARMSTEAD DRIVE PARKING PROPOSAL



WIDER ESTATE PARKING PROPOSAL



10. PLAY AREA AND LANDSCAPING

DESIGN CONCEPT

The landscape design aims to create an exciting series of usable spaces for the community. These spaces have been designed to be both for play and relaxation.

The existing playground is relocated to the north-west corner of the site. Informal play opportunities such as timber logs, timber decking and nets will also be scattered throughout the site under existing trees.

There will be a grassed area shared with the community hall and the external decking outside provides space for relaxation, where parents can watch their children. To the east, there will be a 'sculptural basin'. This is a flood feature, but also a play area when dry. The larger grassed area provided will also facilitate future community events.

MASTER PLAN



- | | | |
|--------------------------------|---------------------------------|------------------------------------|
| 1. Primary Route | 6. Open grassed area | 11. Proposed standard parking bays |
| 2. Relocated fenced playground | 7. Existing footpath re-aligned | 12. Proposed disabled parking bays |
| 3. Informal playground | 8. Flowering/Ornamental Trees | 13. Private gardens |
| 4. Outdoor communal area | 9. Native hedge | 14. Dedicated crossing point |
| 5. Sculptural basin | 10. Street Trees | 15. Proposed foot path |

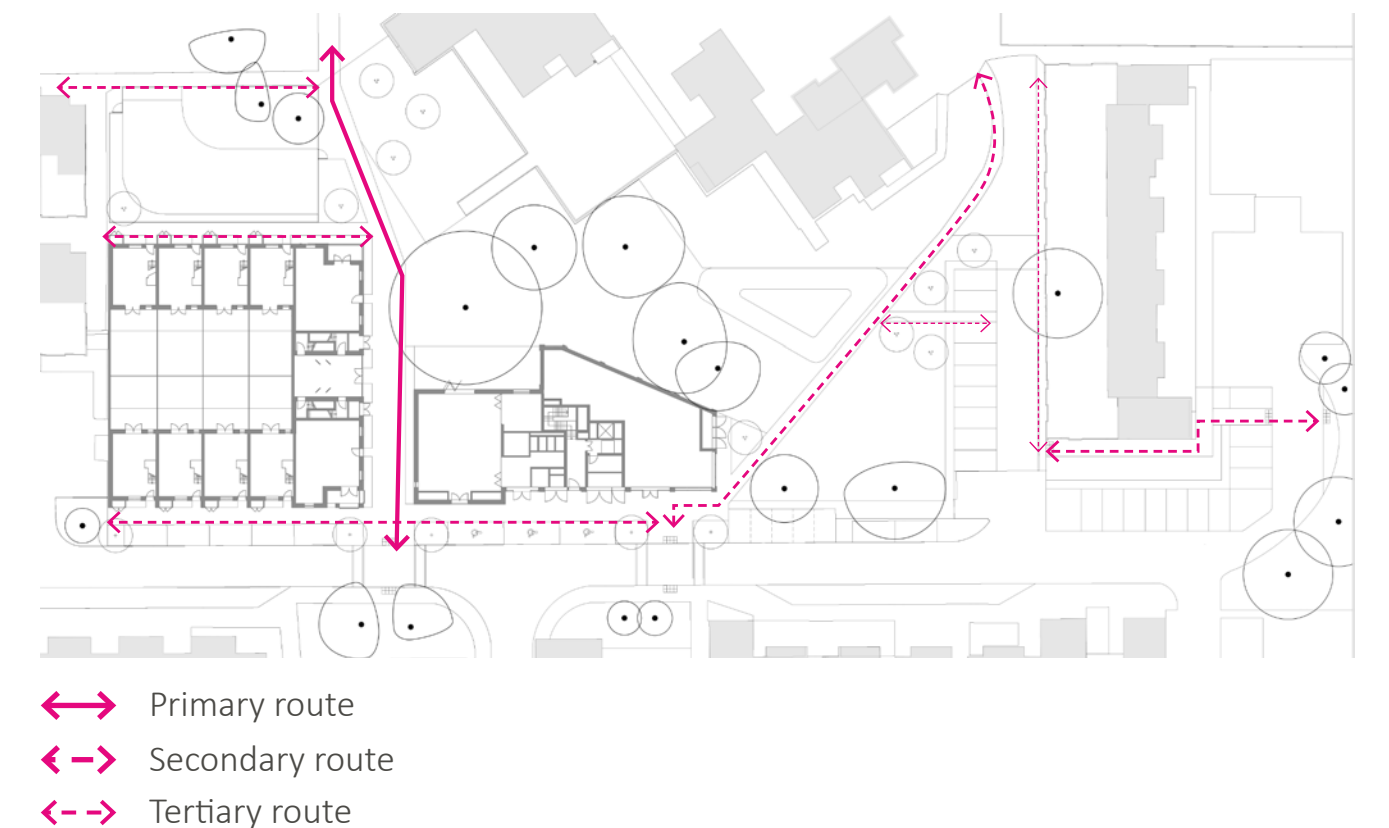
FEATURES

- Total amount of play area: **Circa 807m²**
- Relocated fenced playground: **Circa 357m²**
- Informal playground: **Circa 450m²**
- Existing conditions - trees: **17**
- Design Proposal - trees: **24**
- Removed trees: **8**
- New additional trees: **15**
- Biodiversity features to protect native species, bat boxes, bug hotels etc.

PLAY STRATEGY



CIRCULATION



TREE STRATEGY



SOFT LANDSCAPE



FARMSTEAD DRIVE

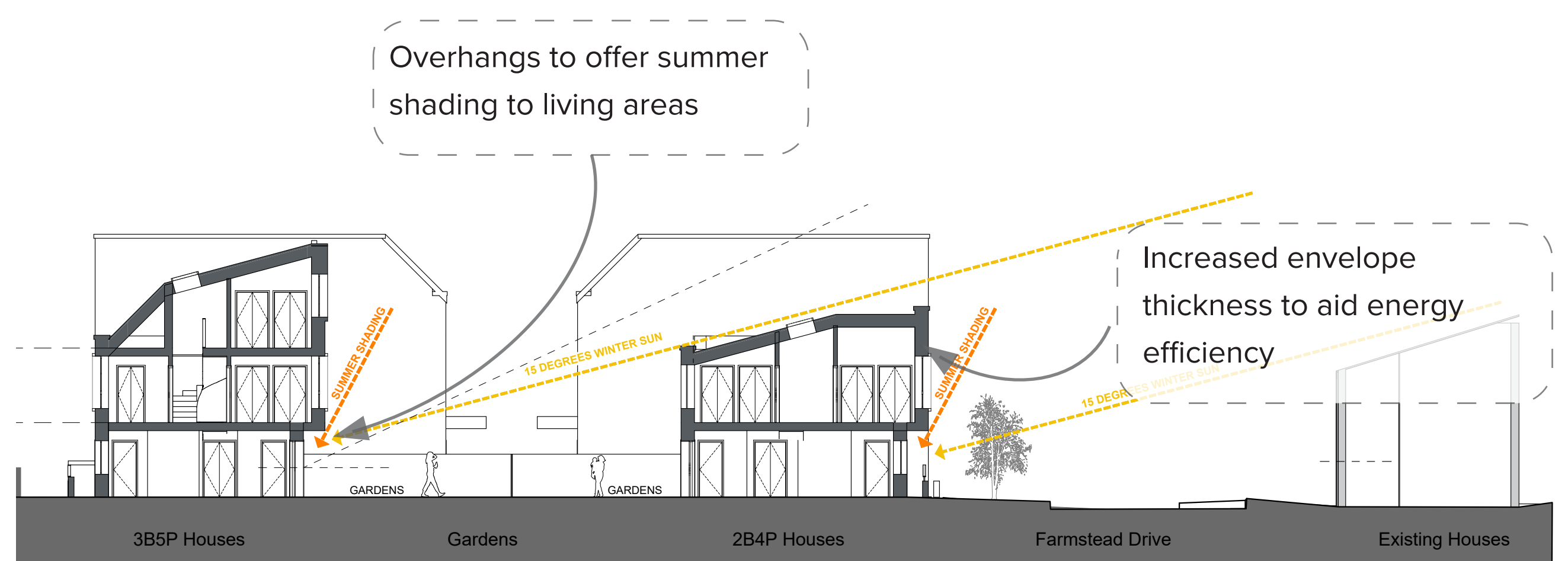
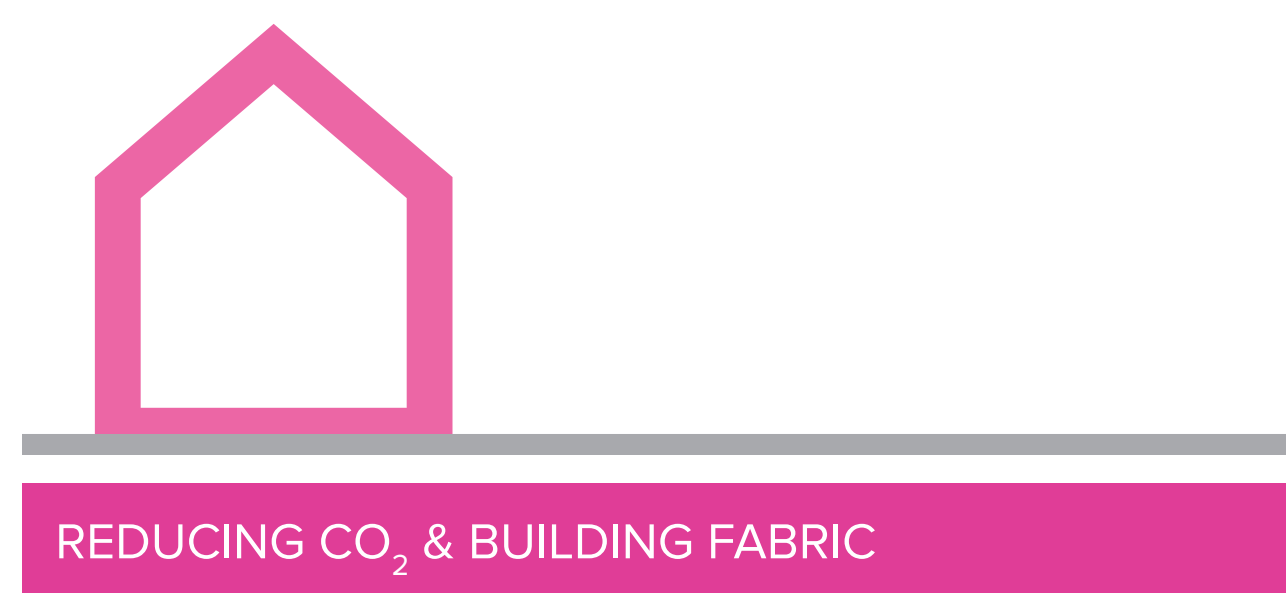
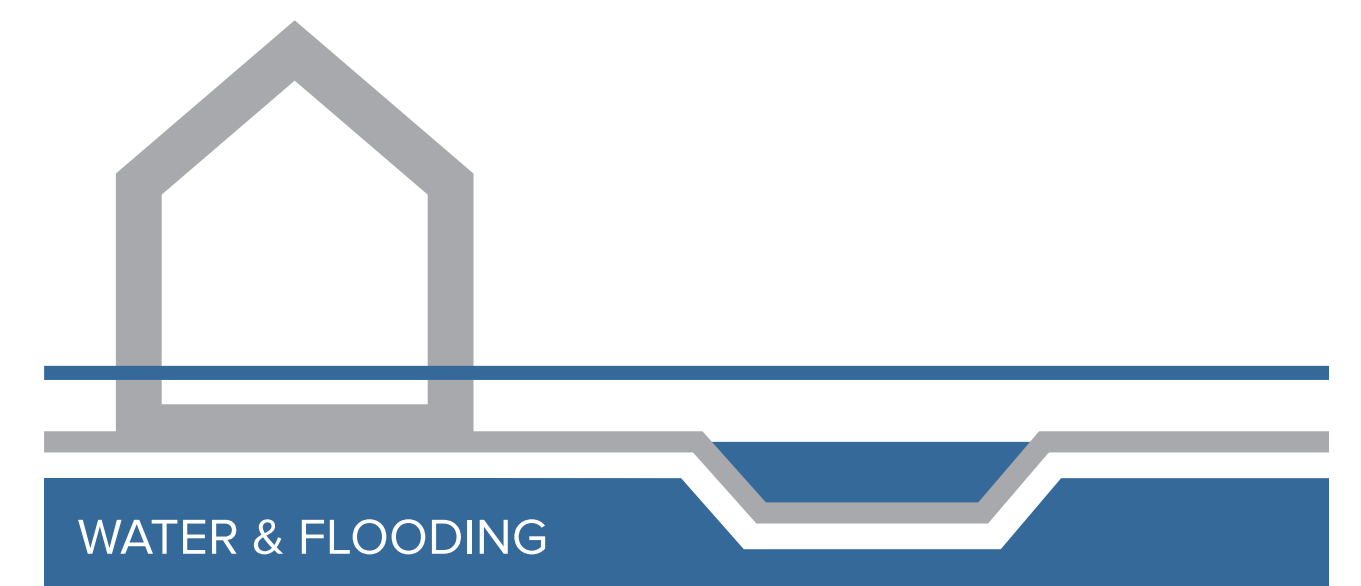
11. SUSTAINABILITY

KEY FEATURES

- Use of brownfield land.
- New homes to be provided in settlements, thereby protecting the Greenbelt.
- Promotes settlement sustainability.
- Promotes the optimisation of Council land and re-financing of much needed parking, upgraded community facilities and landscaping.

ENERGY STRATEGY

- Development will focus on a high quality building principles to reduce energy demands.
- High performing insulation in both walls and roofs will result in low levels of energy being needed to maintain and heat the buildings in the future.
- Optimised window sizes to achieve a good balance winter and summer sun.
- Building shape has been developed to create solar gains in winter.
- High performing air tightness and good workmanship will result in less overall need for energy consumption.
- All electric strategy will benefit from future decarbonisation of electricity grid.
- Domestic hot water provided by Air Source Heat Pump technology.
- Space heating demand is reduced through design.
- Natural ventilation used to achieve thermal comfort resulting in less need of mechanical ventilation.
- Thermal comfort will be assessed using latest dynamic modelling standards and will improve resident comfort.
- Safety, security and acoustics accounted for in the design of the scheme.
- Solar gains are reduced by design means, such as architectural overhangs and windows shaded by inset balconies.
- Electrical vehicle charging point to parking bays.
- Solar panels are proposed at roof levels.
- Overall low carbon emissions to be met.
- Design features to promote biodiversity.
- Use of native species.
- Sustainable Drainage Systems.



12. TIMELINE AND FEEDBACK


TIMELINE



YOUR COMMENTS

We welcome your feedback on the proposed designs. Please add your post-it note with your comments to our feedback board below. We would also welcome you filling in and submitting our survey, which you can find online @ www.sevenoaks.gov.uk/spitalscross or by scanning the QR code below with your smartphone. Responses must be completed by midnight 14th December 2022.

We will review your comments and incorporate them into future designs where appropriate.

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Thank you for attending and for your feedback.