

SGN PLACE

SEVENOAKS GASHOLDER STATION

CRAMPTONS ROAD, SEVENOAKS, KENT, TN14 5ES

PLANNING APPLICATION - MARCH 2021



**SGN
Place**

Cramptons Road Gasholder Site

Statement of Community Involvement
March 2021

PREPARED BY



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Introduction

Kaizen were contracted by SGN Place and Kin Developments to support with the last stage of the pre-planning community engagement for a proposed development at the Cramptons Road Gasholder Site in Sevenoaks.

Kaizen was contracted to engage with the community to gather feedback on the emerging designs, by:

- Organising for the distribution of flyers and letters to local residents
- Hosting a survey to gather feedback on the emerging designs. The survey was accessible in hard copy and online formats
- Analysing responses to the online and paper survey and producing a report on what was said

The plans comprise the construction of a residential development consisting of 136 homes, with new vehicular accesses from Otford Road and Cramptons Road, associated parking, landscaping, drainage, boundary treatments and earthworks (the 'Proposed Development').

This report summarises what was done, and the feedback from the community on the emerging designs.

Limitations

The impact of the covid pandemic on pre-planning community engagement has been substantial. The SGN covid policy, which aimed to maximise community safety, went beyond the government guidance and meant that face to face engagement and outreach in the community was not possible. Because face to face engagement was not included in the plan extra effort was made to help local residents to find out about the emerging plans and to be able to give their feedback on them. This included sending letters with printed survey forms and stamp addressed envelopes to approximately 400 homes closest to the site.

Approach

Local residents were informed about the emerging plans and how they could have their say through different channels:

- Letters were posted to local residents who live within 150 metres of the site (395 properties). Included in the letters was a copy of the flyer, a printed feedback form and a stamp addressed envelope (see Appendix 1 for a copy of the letter and a map of the distribution area)
- Flyers were hand distributed to a larger number of residents (900 properties) who live slightly further away from the site (see Appendix 1 for a copy of the flyer and a map of the distribution area)
- Key local stakeholders such as the local councillors were informed about what was happening
- A micro-website was built to host the emerging designs. The site had a direct link to an online survey form. (see Appendix 2 for screenshots of the micro site)
- Additionally, a dedicated phone line, and email address, was set up to receive calls and requests for further information

While letters had been posted with sufficient time to allow for residents to have a 2-week window to share their feedback, significant delays within the Royal Mail meant that many of the letters arrived much later than would otherwise have been the case. As a result, the response deadline was pushed back from March 8th to March 15th, to allow extra time for responses to be received. While we recognise that some responses may yet come in after March 15th, we do not think these will impact the overall assessment of community views on the proposed scheme given the large majority of respondents who shared a negative view on the emerging designs.

Visits to the website to view the plans

There were 905 unique viewers of the website that explained the plans for the site and had the emerging plans and a link to the online survey. The emerging designs were downloaded 376 times. By analysing website data we can see that information about the emerging plans were shared in the local community as nearly 30% of website visitors came from social media platforms including Facebook and the hyperlocal platform NextDoor.

Many more people viewed the website and the emerging designs, than chose to complete the online survey or send in a paper survey.

About the findings

We analysed both qualitative and quantitative data. For charts and in text figures have been rounded to the nearest whole number so on occasion the total will be other than 100%. Statistics relate to the total percentage of people who answered a particular question, rather than to the total number engaged, as not all questions were answered by everyone.

For the open questions we performed thematic analysis, hand coding for themes that emerged using the principles and approach of Grounded Theory. The term 'Grounded Theory' refers to theory that is developed inductively from a body of data, rather than from the preconceptions of the researchers.

Who gave feedback

Feedback was received via various routes and in total 205 members of the local community shared their views with the project team

- 129 completed an online survey
- 59 completed a paper survey and returned the form to Kaizen for analysis
- 13 people emailed with their feedback
- 4 people called the telephone hotline and gave feedback in conversation with a member of the project team

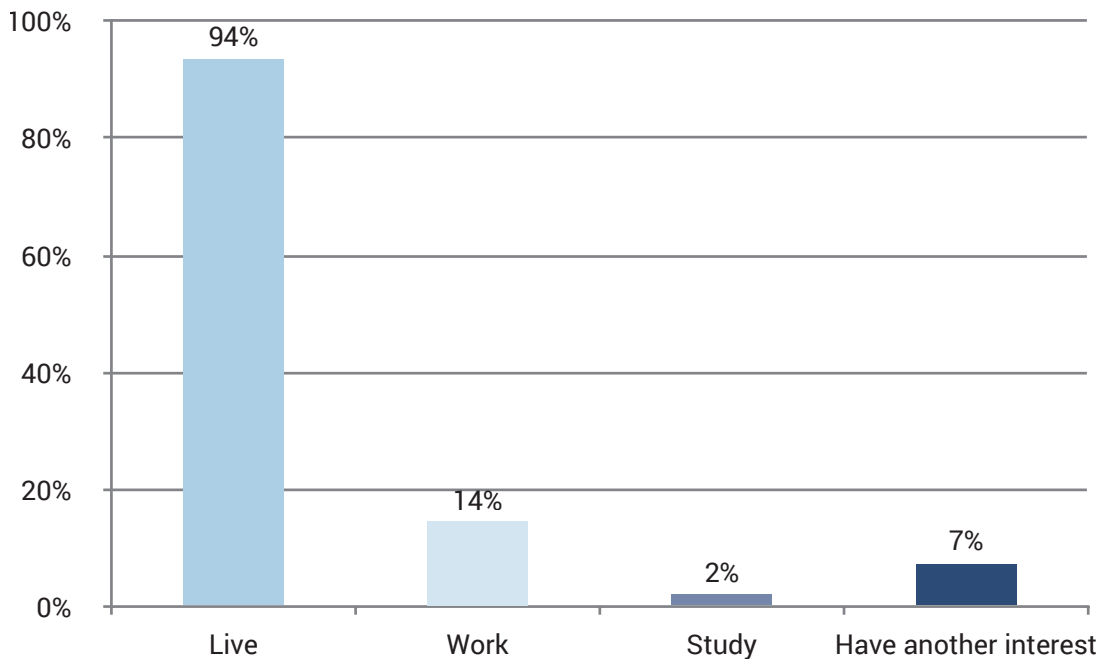
In the online and paper surveys a series of demographic questions were answered. The purpose of including these questions was to be able to see to what extent those that responded and gave feedback were reflective of the local community demographics. No covariate analysis was conducted to explore for differences in views amongst sub groups as the sample size was too small for the sub groups to provide robust insights. All data was anonymised for reporting purposes.

The following charts show the demographics of who gave feedback on the plans.

Connection to the area

Most people responding lived in the area, though some people worked there also.

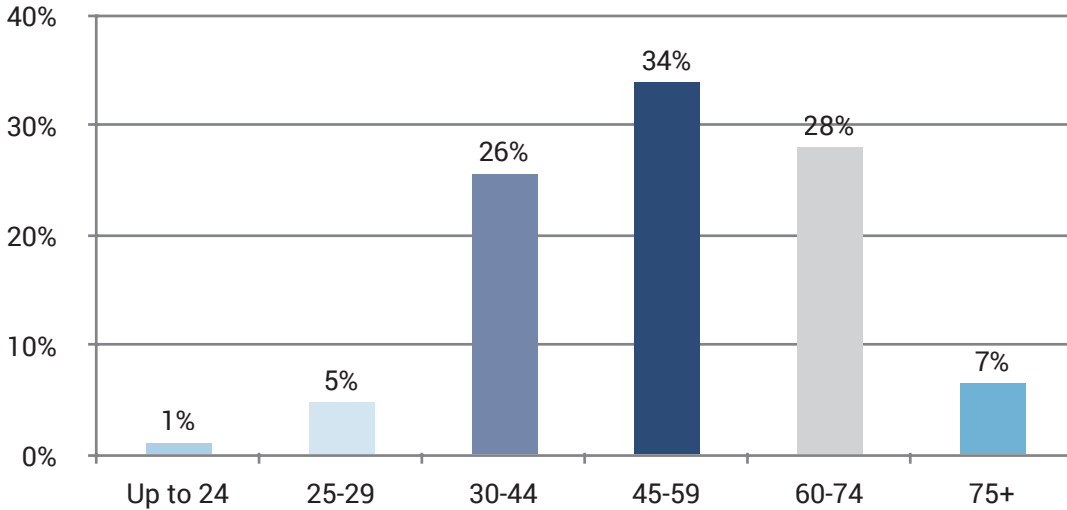
To help us understand your connection to the local area, please tick the boxes that apply to you



Age

People of a variety of ages gave feedback, though as would be expected for this type of process, young people were under-represented.

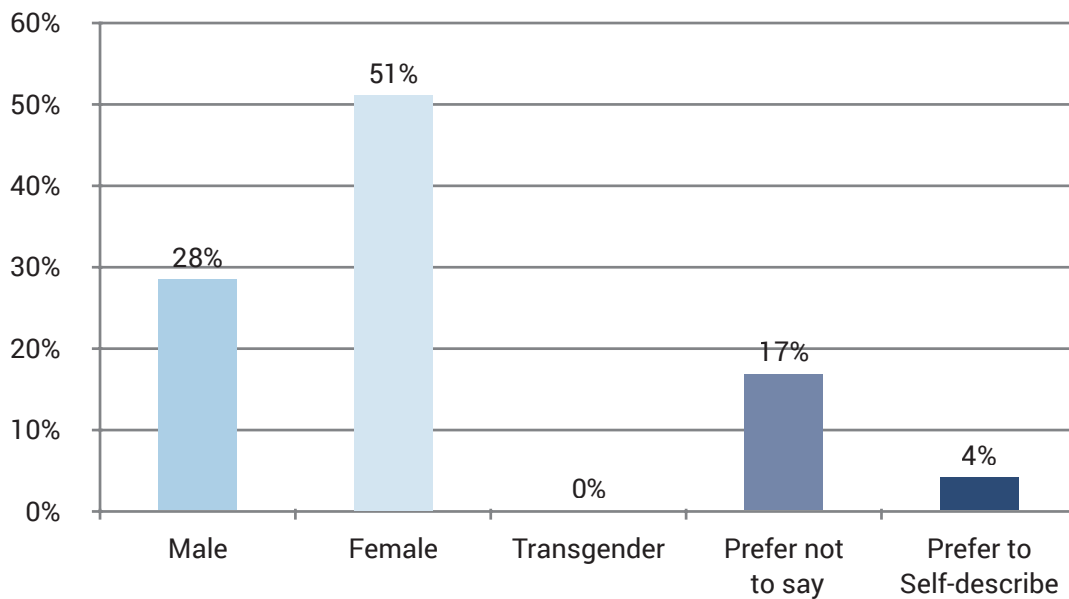
Age



Gender

More women than men chose to complete the question on gender identity, but as a significant % of people did not complete this part of the survey the findings on gender are not conclusive.

Gender Identity



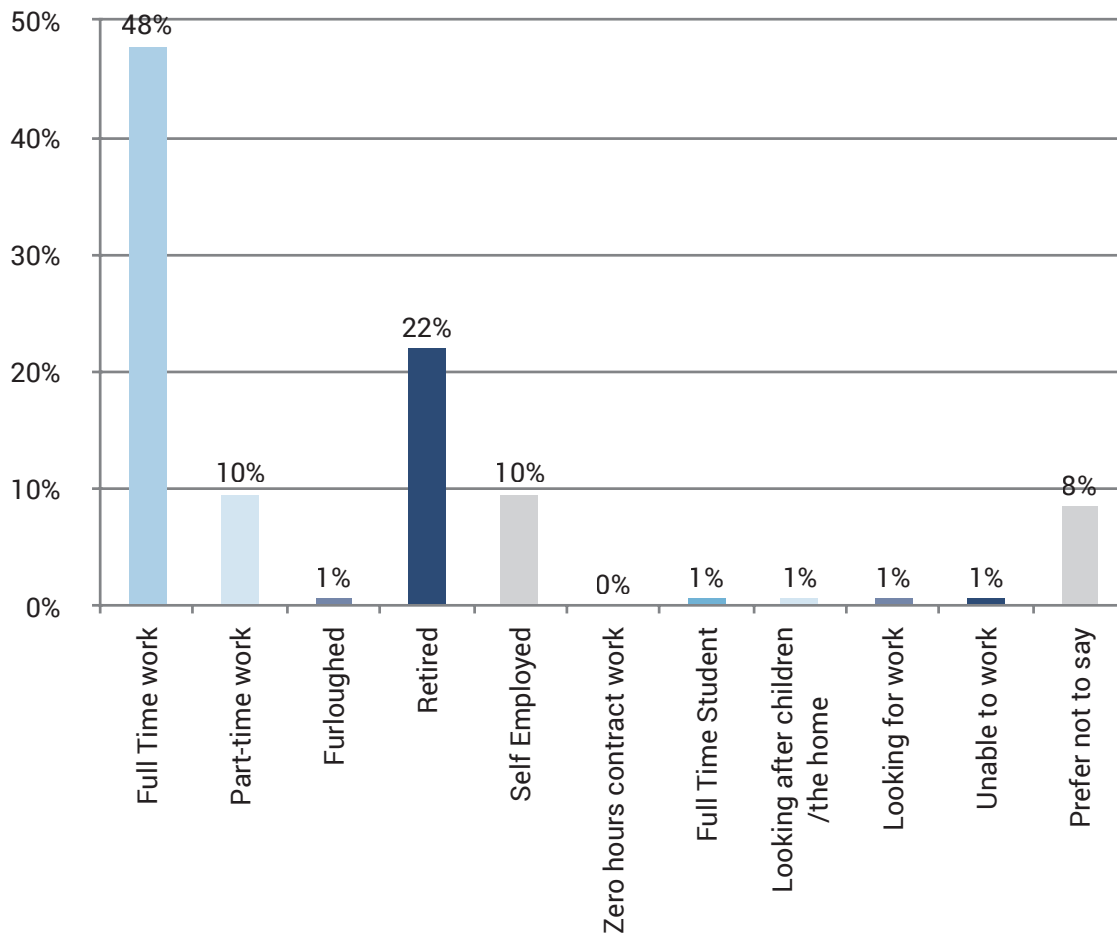
Ethnicity

130 people chose to answer this question and the overwhelming majority identified as white or white British, which is consistent with local demography.

Employment

A majority of people responding were in employment but a substantial percentage were retired.

Which of these best describes what you're doing at present?



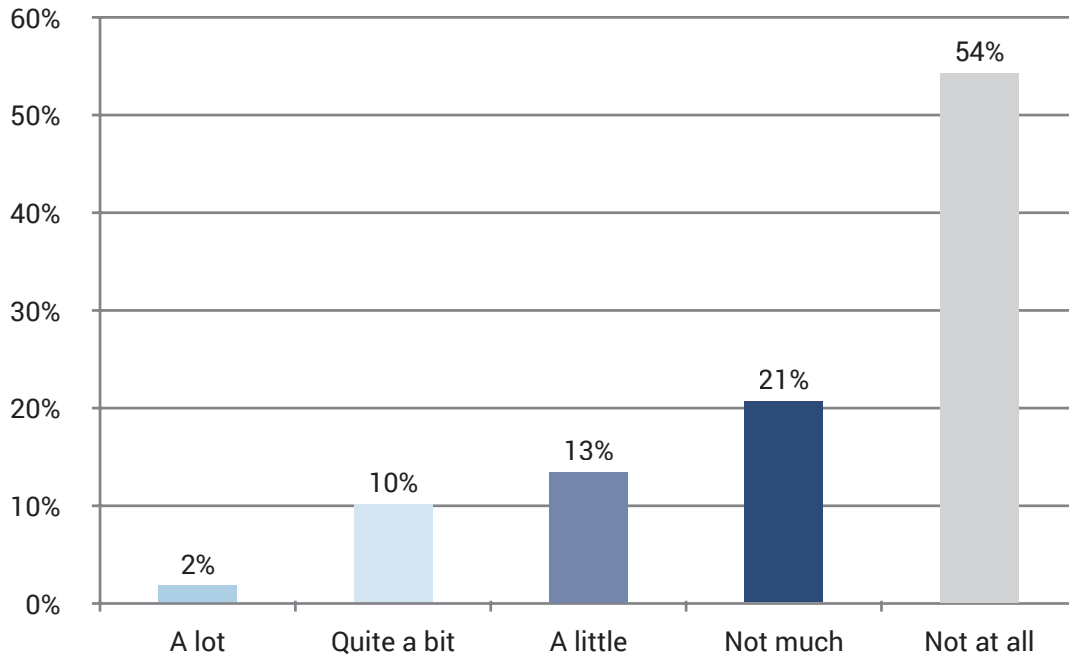
Disability

6% of people who responded said that their day-to-day activities were limited due to a physical or learning disability or health problem.

To what extent they had given views about the area before

The majority of people said they had not been consulted with about the local area before. Only 2% said they had been consulted with a lot before.

To what extent have your views about the area been consulted before?



Feedback on the emerging designs

Theme analysis

- We did detailed theme analysis of the comments on the following 4 questions:
 - *To what extent do you feel that the new homes will be a benefit to the wider community?*
 - *Having reviewed the design on the website, how would you rate it?*
 - *Views on the emerging proposals*
 - *Additional comments and questions*
- There were 486 comments in total across these 4 questions
 - 4% of comments were positive about the designs and 96% were critical
- A more limited thematic analysis was conducted on the comments from the remaining questions

A range of different concerns were expressed in the comments, which we were able to put into themes. The concerns fell into the following main categories.

Theme	% of Comments across the 4 questions analysed
Concern about the negative impact on parking	45%
Too many homes / overcrowding	29%
Concerns around the increase in traffic and congestion	29%
Designs not being in keeping with the area	22%
Ugly / quality of the design	19%
Negative impact on local infrastructure/services	15%
Environmental / air and light pollution / lack of green space	10%
Impact on Quality of Life	9%
Height - too high	8%
Impact on View / Light / Privacy of neighbours (overlooking)	8%

In many comments, different themes were mentioned in the same comment, and there were often linked themes; such as concern about the number of additional homes exacerbating local traffic and congestion issues and causing increased parking issues.

“136 homes with only 96 car parking spaces in an area which is already short of carparking is going to cause mayhem, the new industrial estate in Moor Road is already putting pressure on the residents as there is not enough parking on that estate or for the houses built on the old ambulance site.”

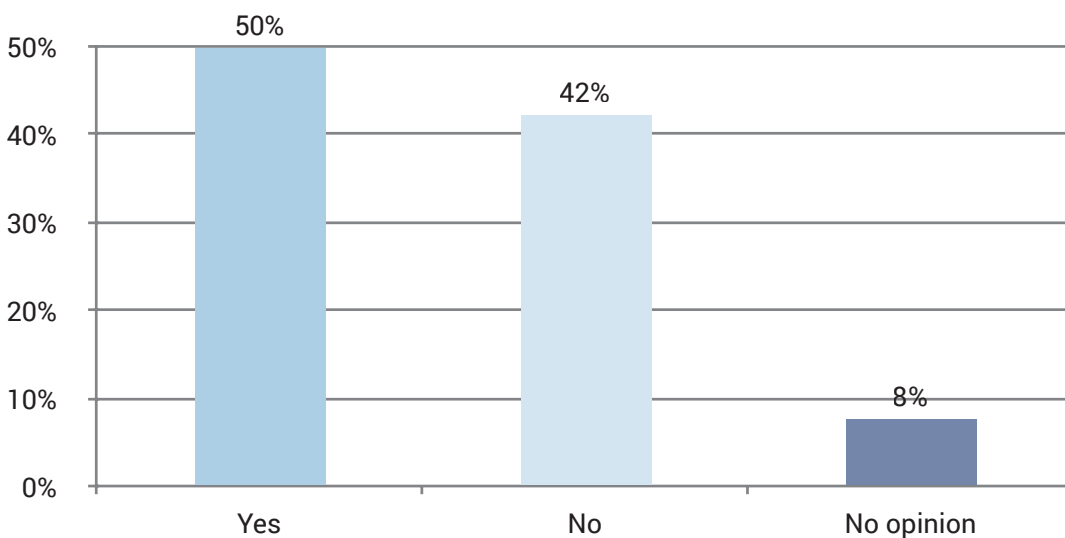
“A development of this size would far worsen traffic on our local roads and create chaos at peak times.”

A few people made positive comments about the new development, though the positive comments often came with a caveat, for example saying they approved of the idea of new homes on the site, but also expressing concerns about parking and impact on local traffic that this would bring.

Perception of need for more housing in the area

Opinions were divided fairly evenly as to whether there was a need for more housing in the area.

Are you supportive of proposals for much needed housing within the local area?

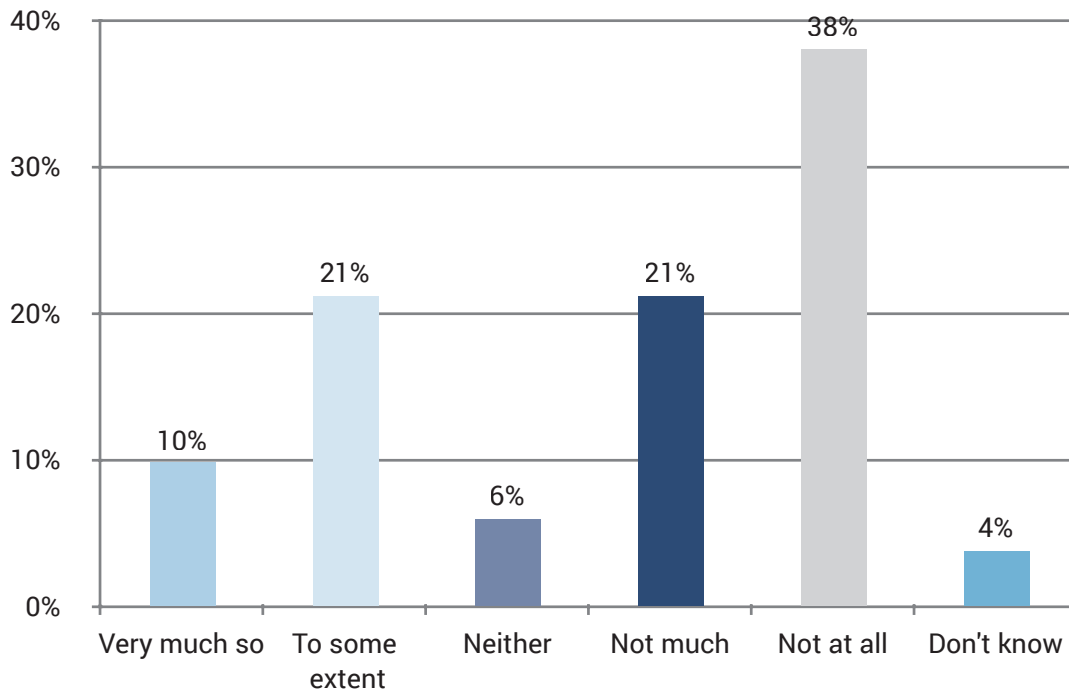


View on whether the proposed new homes would bring benefit to the area

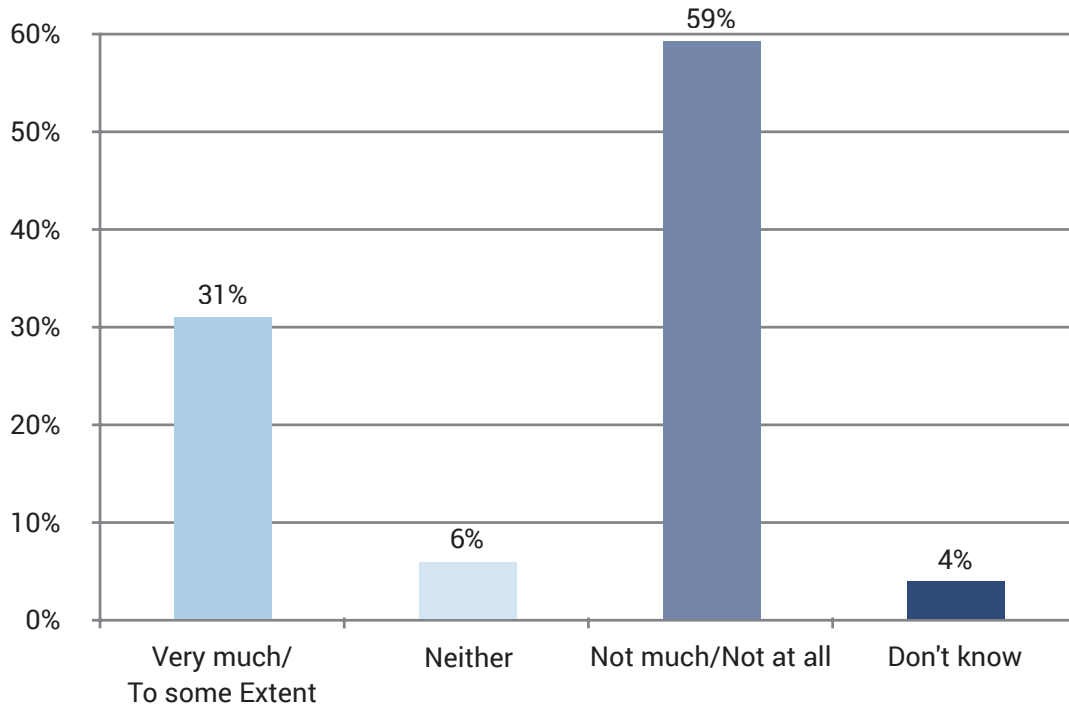
Most people did not feel that the proposed new homes would bring benefit to the local area.

- 59% said they thought that the new homes will have not much or no benefit to the wider community.
- 31% thought the new homes will benefit the wider community to some extent or very much.

To what extent do you feel that the new homes will be a benefit to the wider community?



To what extent do you feel that the new homes will be a benefit to the wider community?



There were 119 comments made. The majority went into detail on reasons why they felt the proposed homes would not bring benefit to the area. Key themes from the comments were:

- The main concern expressed in about half of the comments was the impact on parking
- Quite a few comments expressed concerns that the new homes will significantly increase traffic in the local area, and/or that the development proposal includes too many homes
- Some comments concerned about pricing/affordability of the homes
- A small number of residents made positive comments about the new homes

“I can’t see any benefits to the wider community. Roads & parking already ridiculous with traffic for supermarkets”

“I don’t think it will be a benefit to the community that already live here.”

“There are too many homes and not enough parking, which will produce additional parking pressure on already busy local roads.”

“Not affordable to people that have lived here all or most of their lives.”

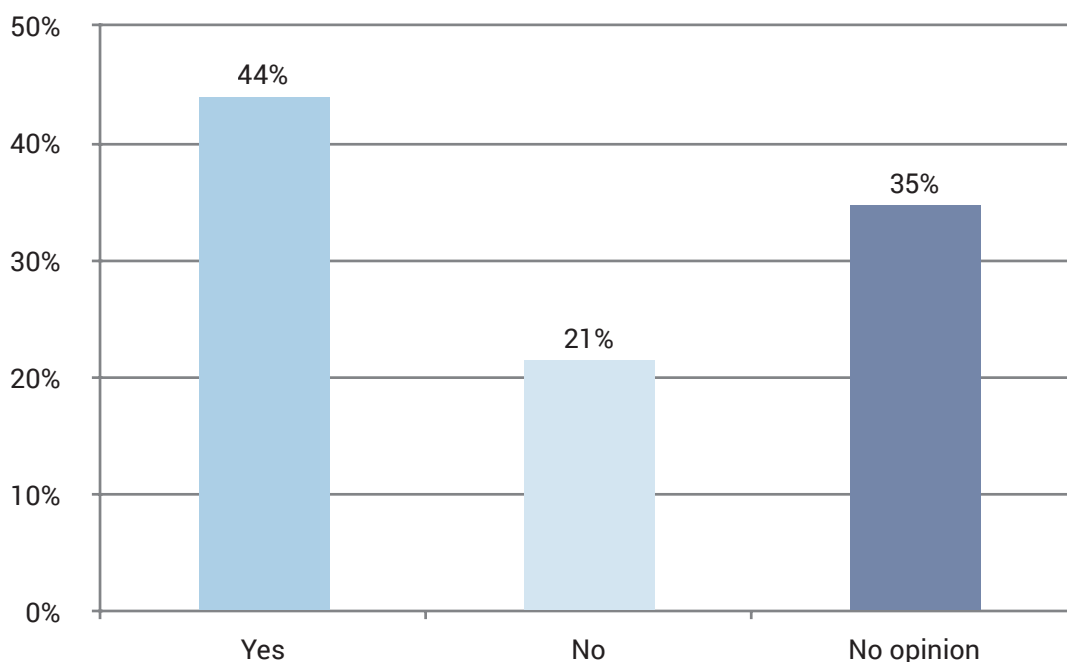
“The infrastructure needs to be enhanced to coincide.”

Views on proposed improvements to the public footpath

More people said they were pleased about the proposed improvements to the public footpath, than said they were not pleased. A significant % said they had no opinion on this.

- 182 people answered this question

Are you pleased that improvements are being made to the public footpath connecting Cramptons Road and Otford Road?



There were 79 comments made. The key themes in the comments were:

- Wanting improved safety and tidiness
- That the footpath is fine as it is and does not require any changes or improvements
- Concerns over litter and cleanliness

"It's a very important footpath, just pleased that it is remaining."

"Yes, the footpath is often overgrown and not very inviting to walk down from a safety point of view so improvements are very welcome."

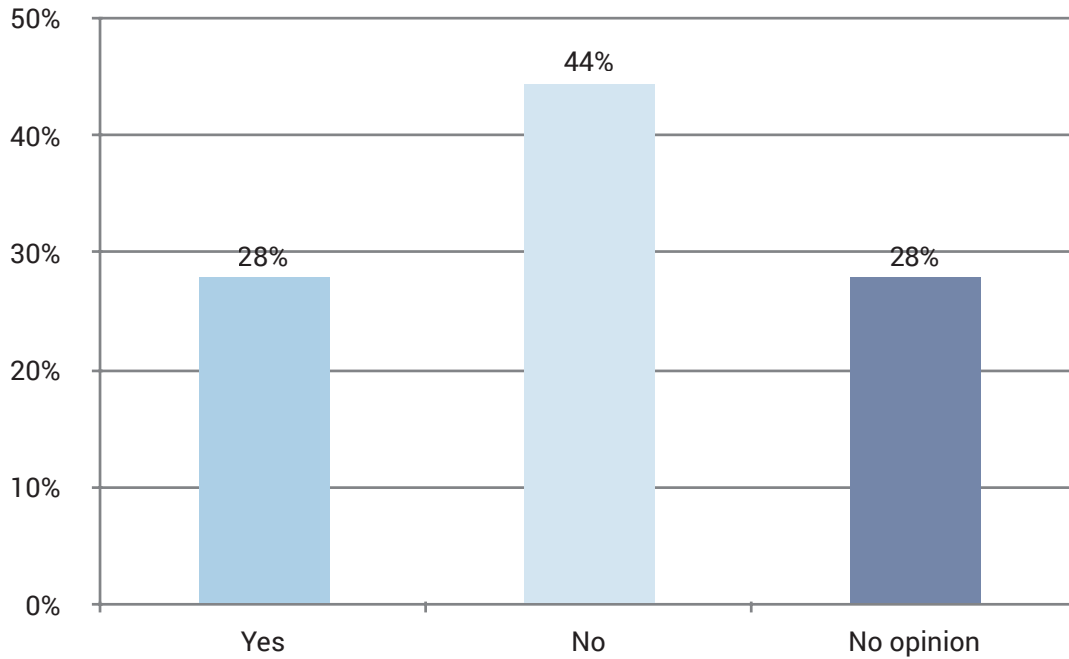
"Improvements are not essential."

"There's nothing wrong with it now and I use it several times a week."

Views on the proposed landscaping

Most people responding did not feel that landscaping was incorporated well in the designs, though a substantial minority did feel this aspect of the scheme was well designed.

Do you think we have incorporated landscaping well within our designs?



There were 83 comments made. The key themes in the comments were:

- Concerns over maintenance
- Concern around the loss of mature trees and biodiversity
- Overshadowing effect by the rotunda and the lack of open space

“How it is maintained is the crucial question.”

“Cutting down any trees for this design is just not on.”

“It will be in shade a lot of the time.”

“Yes, providing it is well maintained. The loss of the existing trees on Cramptons Road is a shame so it is pleasing to see so many new being planted that would hopefully provide a net biodiversity gain.”

Views on the emerging designs as a whole

A significant majority of people were critical of the proposals and the approach to the site shown in the emerging designs.

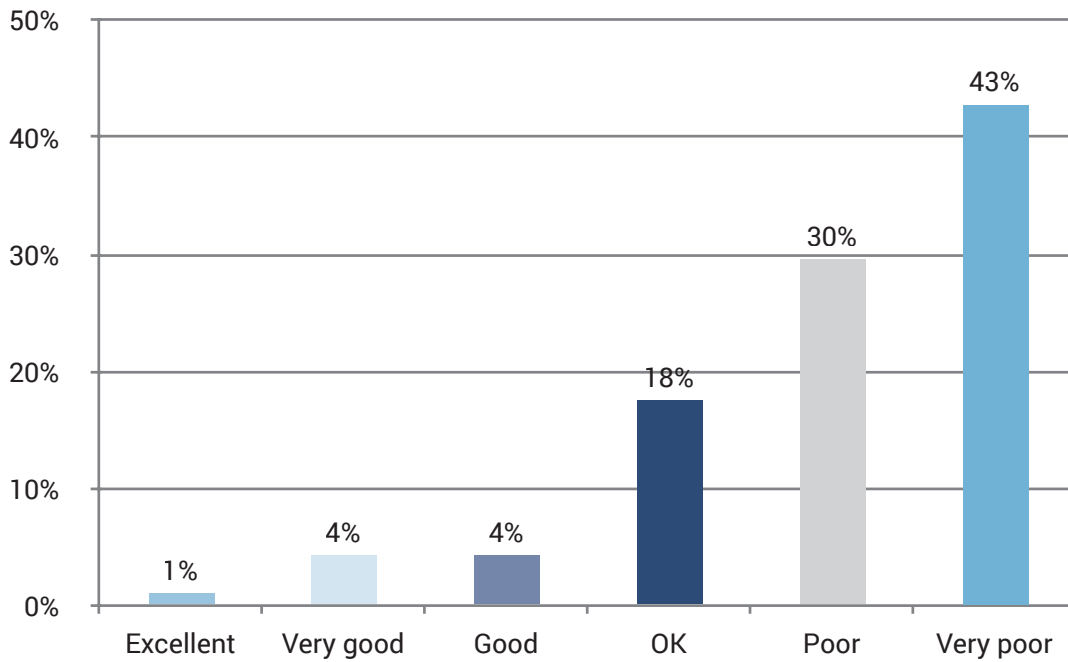
People were asked to rate the design, and also to assess the emerging proposals as a whole.

Rating the design:

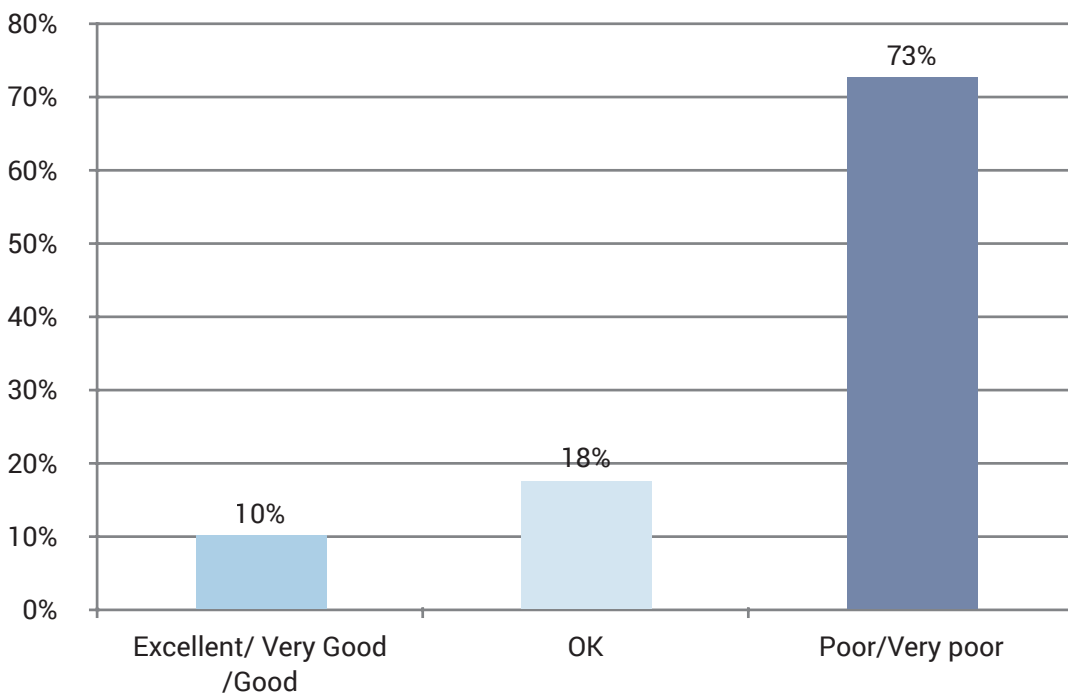
Community feedback on the design was largely not positive.

- 182 people answered this question
- The majority of people rated the designs as “poor” or “very poor” (73%)
- 9% of people thought the designs are “good” or “very good”

Having reviewed the design on our website www.cramptonsroadgasworks.co.uk, how would you rate it?



Having reviewed the design on our website www.cramptonsroadgasworks.co.uk, how would you rate it?



142 people made additional comments

- Many comments expressed the view that the designs are not in keeping with the local area
- Quite a few comments mentioned that the proposed development was ugly and raised concerns about the quality of the designs
- Quite a few comments included concerns about the number of new homes and their impact on traffic.
- A small number of comments raised concerns about the impact on the quality of life of existing residents and/or issues relating to this damaging the view and privacy concerns for existing residents, due to overlooking from the tall main building
- A small number of comments raised concerns about the height of the building
- Other comments included:
 - Environmental issues - such as air pollution, loss of mature trees
 - Negative impact on local infrastructure / services

“Not at all in keeping with the local area. Not sure they have even looked at the houses in the road??”

“The cylindrical building is awful, I hope I can’t see it from my house”

“Town houses not in keeping with current buildings.”

“The tower block is not aesthetically pleasing.”

“The building along Cramptons Road is quite disgusting, akin to a south London 60’s build.”

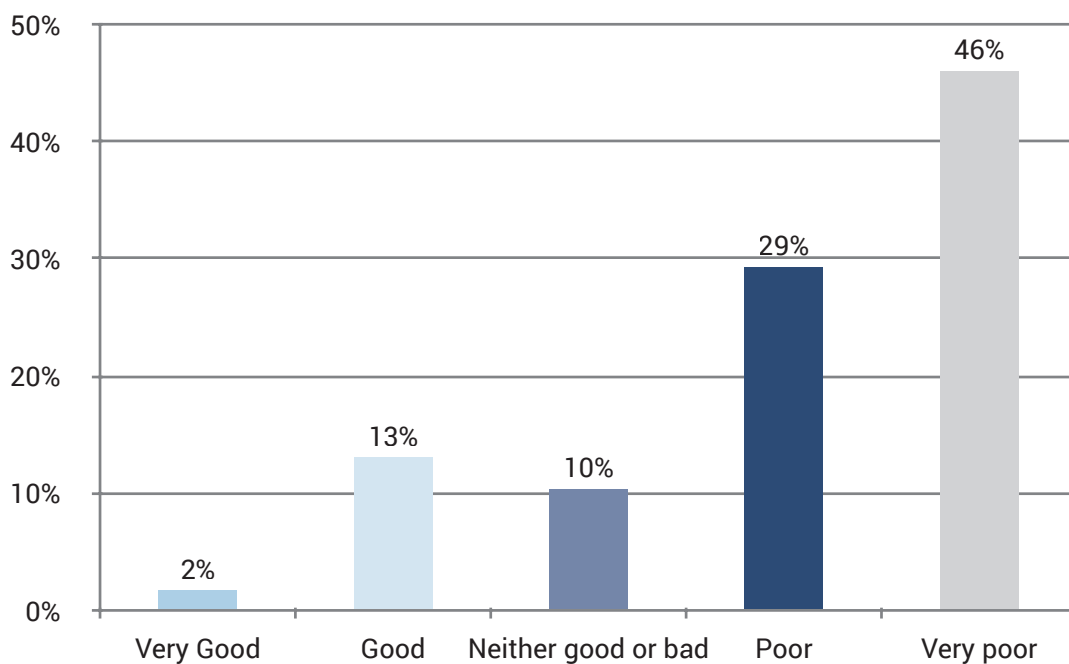
“But for the design of the town houses, we would have rated the proposals as ‘good’ or ‘very good’.”

Rating the emerging proposals as a whole:

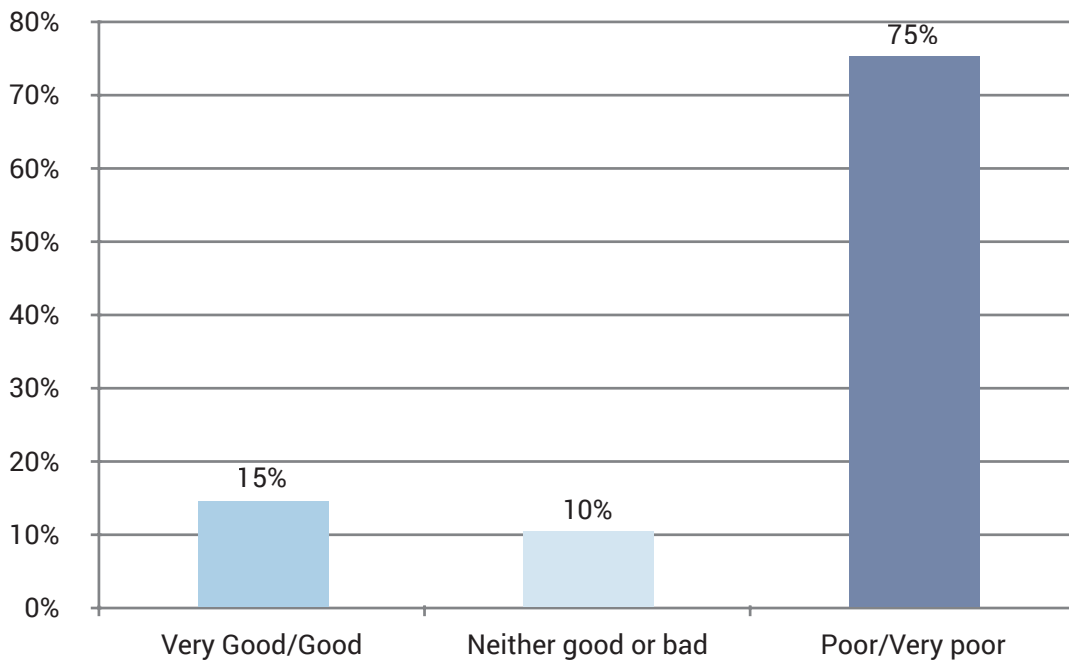
Community feedback on the emerging proposals as a whole was also largely not positive.

- 185 people answered this question
- The vast majority (75%) believe the emerging proposals are overall poor or very poor
- 15% believe the emerging proposals are good or very good
- 10% think the emerging proposals are neither good or bad

Overall, do you think the emerging proposals for the site are:



Overall, do you think the emerging proposals for the site are:



105 people made additional comments

- The concerns expressed in the comments reflected the main themes as set out above in comments on the design.

“Like the whole idea, design of the plot is brilliant, it’s just the style of the houses I find grotesque!”

“There is a complete lack of consideration of how this will affect the quality of life of people who already live here.”

“The design of the new buildings are not in keeping with existing local properties.”

“Local residents have not been considered.”

Additional Comments and Questions

Community members were given an opportunity to make any additional comments that were not covered by the feedback form, as well as to ask any questions.

There were 120 comments/questions, many of which covering similar themes to those mentioned above.

- A number of comments made the point that existing local residents have not been taken into consideration in the designs, and expressed concerns about the negative impact the development might have on local infrastructure and services, as well as environmental issues
- A small number of comments were made about safety and the potential for accidents caused by additional traffic
- A small number of people expressed in the comments that they do like the proposed designs
- A small number of comments expressed discontent with having only a short amount of time to respond from the time they got a letter/flyer

"I feel the design of the Craptons Road side needs AMENDING, it's not fair on the houses either side to have a block of flats plonked right behind them!"

"See the need for some housing - designs in my view do not work - especially block flats."

"The parking allocated on the development is woefully inadequate."

"What consideration has been given to the additional need for schooling and improving current infrastructure without adding to it?"

“Have local residents been considered at all?”

“It would be sad to see the line of mature trees that currently line the western side of Crampton’s Road removed to make way for the proposed development.”

There were also a number of questions posed and the quotes below reflect the main themes in the questions:

“Are there going to be any electric car charging facilities?”

“Why would SDC approve this development site when they are adamant on other sites that sufficient parking must be incorporated?”

“Will the number of homes be reduced?”

“What provision for the local community is to be proposed by the development (community facilities, health facility, school expansions / contributions).”

Conclusion

It is clear there is a significant number of local residents who have concerns about the proposed development, with the main over-riding issues expressed being about how the development would exacerbate existing issues around traffic and parking. There were quite a few people who also said they did not like the designs and who raised other concerns, such as the number of homes and the impact the new residents would have on existing services such as Doctor surgeries.

Having said this, there were many people who recognised that new homes in principle are needed in Sevenoaks, and some who recognised that this site was well suited for homes, and who liked the designs.

Pandemic restrictions meant it was not possible to go out and about and talk to people in the way that we normally would. We realise that this means we were reliant on people self-generating their response in terms of giving feedback either online or by completing a paper survey. Inevitably this means it is more likely that those that took the time to respond, in amongst very busy lives in this stressful time for all, might be expected to have more polarised views about the development (either for or against it). By analysing the website traffic we were able to see that while, 905 (unique) individuals visited the website, the designs were downloaded 376 times, only 205 feedback responses were received. This does not in any way detract from the clear views and comments from those residents who did respond, most of whom were critical of the proposed scheme, but recognises that quieter voices of people who might be more ambivalent about the scheme are perhaps less likely to have been received.

Appendix 1 – Letter / Flyer plus distribution areas



The Resident of
[Address Line 1]
[Address Line 2]
[Postcode]

February 2021

Dear Resident,

Re: Redevelopment of Gas Holder site – Cramptons Road

You'll be aware in January of last year we completed the safe dismantling of the two gas holders on our land at Cramptons Road. This site has now been completely cleared with all holder debris removed.

We're now in a position to start the planning process to redevelop the land and I wanted to write to you at the earliest opportunity to let you know what these plans are and to ask for your views and thoughts on what's proposed.

As you may know, for many years the gas holders at Cramptons Road have dominated the landscape, first being installed in 1914. Gas network company SGN is the owner of the site and in 2018 set up SGN Place to manage all the company's gas holder sites no longer required for operational purposes. Our objective is to convert redundant land, into clean safe sites ready for new and sympathetic developments, benefitting the overall community.

The site in Cramptons Road presents an important opportunity to deliver much needed new housing in the wider Sevenoaks area but in a way that blends in with existing housing.

The proposed new development seeks to celebrate the site's industrial past while making a sustainable and viable contribution to the area's housing targets. Developing on an existing brownfield site avoids the need to compromise vital open space within the area's greenbelt.

We are keen to hear your views prior to submitting our plans in March/April. Subject to approval, our plan would include 136 quality new homes in a mixture of studio, one, two and three bedroom apartments including a number of town houses. As part of the plan we would also greatly enhance the public footpath between Cramptons Road and Otford Road.

So please do get in touch so we can hear your views about the emerging designs and answer any questions you may have. After 8 March 2021, we will update the website with a short summary answering the most commonly asked queries on the questionnaire.

Contacting us

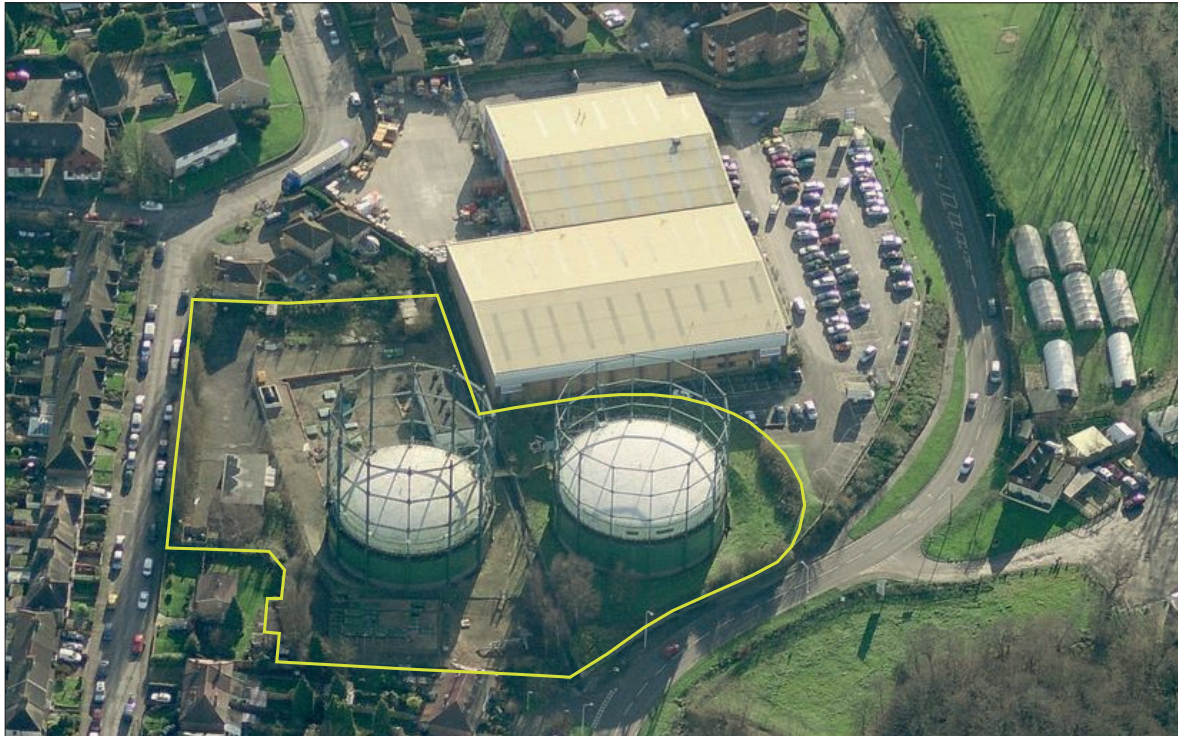
- View our plans on: www.cramptonsroadgasworks.co.uk
- Provide feedback via the online survey on the website above and let us know what you think
- You can write to us by email on enquiries@cramptonsroadgasworks.co.uk
- You can complete and return the survey in the pre-addressed envelope enclosed, to SGN Place, C/o Kaizen, 22a Cliff Villas, London NW1 9AT
- You can call us direct on 01732 792 179. Please leave your details and one of our project team will call you back
- Please come back to us with any questions or feedback you may have by 8 March 2021.

I really appreciate you taking the time to share your thoughts and look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink that reads "Jodie Carroll".

Jodie Carroll
Property Co-Ordinator
SGN Place



This photo was taken before the demolition of the gas holder structures in 2019

Redevelopment of Cramptons Road Gasholder site

Following the dismantlement of the gas holders at Cramptons Road, plans are being made for its redevelopment.

We would normally love to meet with you and explain our proposals in person but that is unfortunately not possible at this time. Instead, we would love for you to visit our website to find out more and give us your thoughts.

Our plan includes creating a new development of 136 new homes on the brownfield site, in a mixture of studio, one, two and three bedroom apartments, plus a number of townhouses. As part of the plan we would also improve the public footpath between Cramptons Road and Otford Road.

Please see overleaf how to get in contact with us.





Artist impression of the developed site. Visit our website to see more.

Ways you can contact us

There are different ways you can find out more and give your feedback about the emerging designs:

View our plans on: cramptonsroadgasworks.co.uk

Provide us with feedback: Via the online survey which is available on the website and let us know what you think.

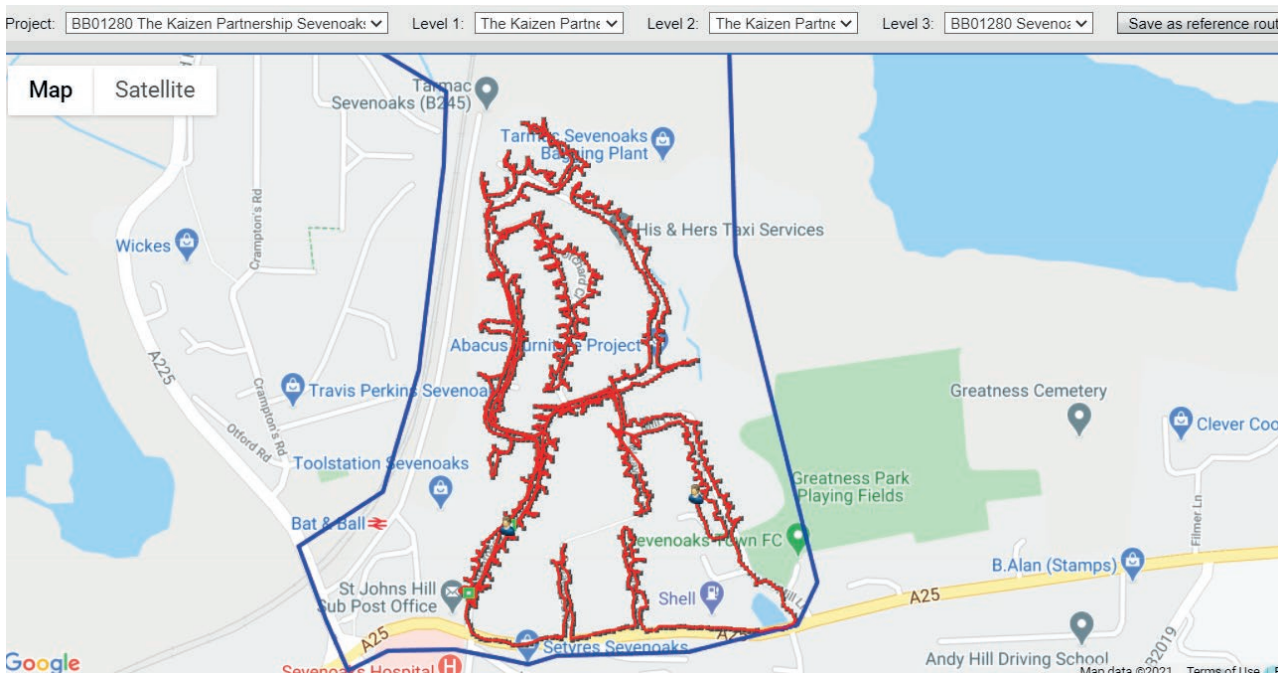
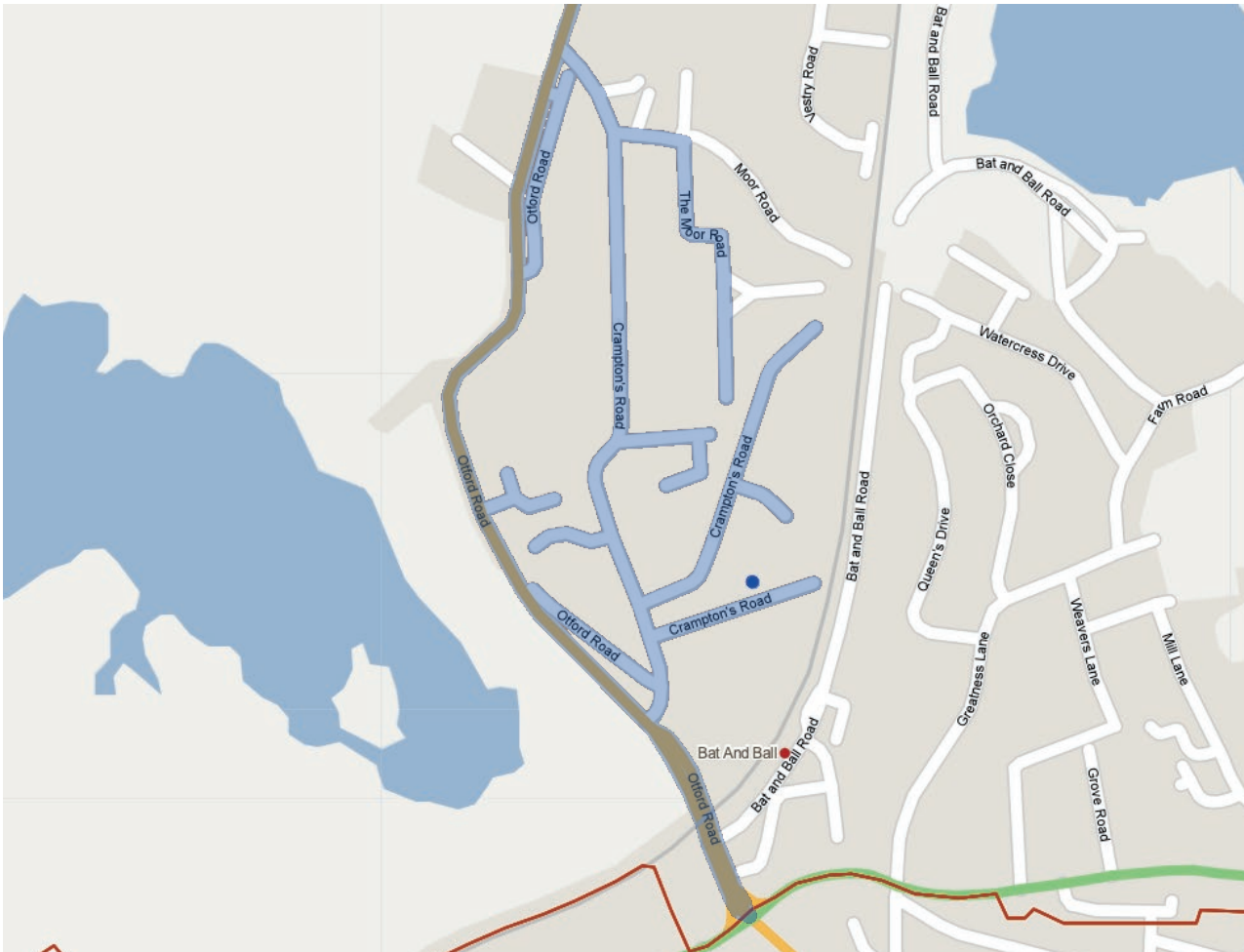
You can write to us: Email: enquiries@cramptonsroadgasworks.co.uk
By post: SGN Place, C/o Kaizen, 22a Cliff Villas, London NW1 9AT

Or you can speak to one of our team: Call us on 01732 792 179. Please leave your details and one of our project team will return your call during normal working hours.

We welcome your feedback by Monday 8 March 2021.


Thank you.





Appendix 2 – Website screenshot

Cramptons Road Gasholder Emerging designs Get in touch



Aerial perspective of the proposed development site from the southwest

Redevelopment of Cramptons Road Gasholder site

Sevenoaks

Following the dismantlement of the gas holders at Cramptons Road, plans are being made for the redevelopment of the site.

In 2018, the local gas distribution company SGN set up SGN Place to bring land no longer required for gas distribution back into use for the community by clearing and remediating where required.

Cramptons Road Gasholder site represents an important opportunity to deliver much needed housing in an area where new homes cannot be built on Greenbelt land.

This site is one of the few major development sites identified in the Sevenoaks area as appropriate for the delivery of housing. The gasholders themselves were an important industrial landmark that stood for nearly 100 years as a prominent local landmark.

This development seeks to celebrate the site's industrial past while making a sustainable and viable contribution to the area's housing targets.

Overview

- Brownfield site well-suited for housing
- 136 homes:
 - 1 – studio flat
 - 45 – one bed flats
 - 57 – two bed flats
 - 23 – three bed flats
 - 1 – two bed townhouse
 - 9 – three bed townhouses
- Three building types all clad in high-quality brick: rotundas, blocks and townhouses
- All homes have private outdoor space and meet Nationally Described Space Standards
- A percentage of discount market and wheelchair user homes
- 96 parking spaces provided to ensure parking for existing residents is not impacted
- 181 cycle parking spaces

Landscape

- Improved public footpath connecting Cramptons Road and Otford Road
- Large shared public space at the heart of the site
- Variety of interesting soft landscaped spaces including for children
- Wheelchair accessibility throughout


Timeline

Planning Submission target is Spring 2021


VIEW THE EMERGING DESIGNS HERE

Get in touch


There are different ways you can find out more and give your feedback about the emerging designs:



You can **EMAIL US** on enquiries@cramptonroadgasworks.co.uk with any questions you may have about the designs




You can **CALL US** on **01732 792 179** and arrange to speak to one of the project team members, who will be in touch



Give feedback on our **ONLINE SURVEY** by 15 March 2021



After 15 March 2021, there will be an update on this website with a short summary answering the most commonly asked queries on the survey

Any information you chose to complete on this form will be anonymous and will only be used by SGN Place and Kin Developments to inform the assessment of the full reach of the survey.



© SGN Place 2021

Appendix 3 – The Feedback form



**Your feedback on the emerging designs
Cramptons Road gas holder site**

Plans are being developed to build new homes on the Cramptons Road Gasholder site. The new buildings will provide 136 new homes with a mix of studio, one bed, two bed and three bed apartments and townhouses. This brownfield site is one of the few major development sites identified in the Sevenoaks area as appropriate for new housing.

We're keen to understand your thoughts on the emerging designs to build new homes on the old gas holder site at Cramptons Road.
Visit our website www.cramptonsroadgasworks.co.uk to view our plans.

Please help us by completing and returning this short questionnaire by March 8 2021 in the pre-paid envelope provided.

1. To help us understand your connection to the local area, please tick the boxes that apply to you

Live Work Study or Have another interest

2. Are you supportive of proposals for much needed housing within the local area?

Yes No No opinion

3. To what extent do you feel that the new homes will be a benefit to the wider community?

Very much so To some extent Neither Not much Not at all
Don't know

Comment:

4. Having reviewed the design on our website www.cramptonsroadgasworks.co.uk, how would you rate it?

Excellent Very good Good OK Poor
Very Poor

Comment:

5. Are you pleased that improvements are being made to the public footpath connecting Cramptons Road and Otford Road?

Yes No No opinion

Comment:

6. Do you think we have incorporated landscaping well within our designs?

Yes No No Opinion

Comment:

7. Overall, do you think the emerging proposals for the site are:

Very Good Good Neither good nor bad Poor Very Poor

Comment:

8. Please leave your questions or additional comments below - *please enclose an additional sheet if required*

ABOUT YOU

1. To what extent have your views about the area been consulted before?

A lot Quite a bit A little Not much Not at all

2. Which ethnicity do you feel best describes you? _____

3. Gender Identity

Male Female Transgender Prefer to Self-describe _____
Prefer not to say

4. Are your day to day activities limited due to a physical or learning disability or health problem?

Yes No

5. Age

Up to 24 25-29 30-44 45-59 60-74 75+

6. Which of these best describes what you're doing at present?

Full Time work Part-time work Furloughed Retired
Self Employed Zero hours contract work Full Time Student
Looking after children/the home Looking for work Unable to work
Prefer not to say

Appendix 4 – The Emerging Designs

Sevenoaks Gasholder Site

Introduction

For nearly 100 years the Sevenoaks Gasholders dominated the skyline on a prominent bend on the Otford Road approaching Sevenoaks. At 30m in height and 31-33m in diameter, the structures formed a significant landmark. Unlike some disused gasholders, the detailing of the steel frame was of little architectural merit, but the scale and presence of the gasholders nevertheless provides an important planning precedent on the site which should be reflected in the urban design approach.

Having stood disused since being decommissioned in the late 1990s, the structures were finally demolished in 2019 due to safety concerns and ongoing maintenance costs.

This design team has been working for 3 years to develop a specialised and bespoke approach to designing residential development on gasholder sites. The concept is a simple one based around working with these historic structures rather than removing all trace of them. Building on or close to the footprint of the gasholder references the planning precedent of the original structure in terms of scale and height but also retains something of its historic townscape presence. Creating a bespoke circular typology around the historic land uses results in a unique residential environment. This circular rather than linear approach to the structures can open up both views across and access into the site for the wider community's benefit.

In bringing forward this prominent site for development we have set out to:

- Reflect the historic industrial townscape precedent of the Gasholders
- Respect neighbouring residential properties by stepping down and away from boundaries
- Maximise views from the site to the wildlife reserve to the West
- Maintain and enhance the public footpath through the site
- Create a high quality housing environment for all tenures
- Avoid any vehicle or parking stress on Crampton's Road while improving street frontage



Aerial of site pre-demolition with application boundary



Site looking south over former west gasholder



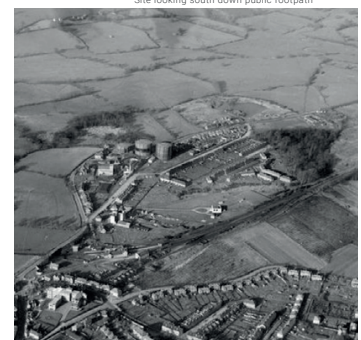
Site looking south down public footpath



Historic street view of gasholders



Site context diagram

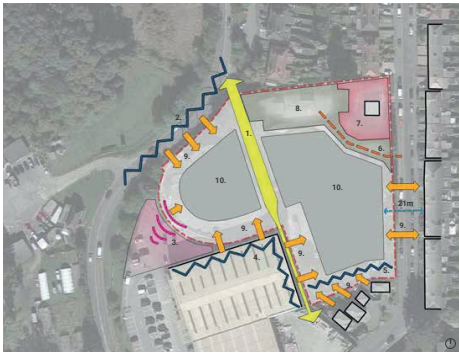


Historic aerial photograph circa 1939



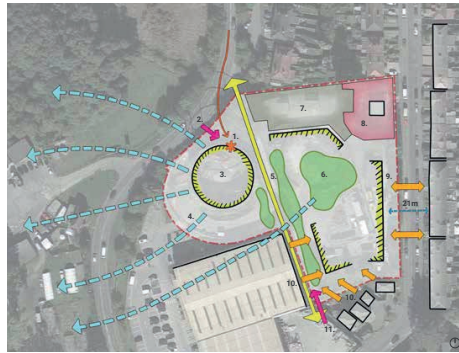
Sevenoaks Gasholder Site

Design Evolution



Concept diagram - Constraints

- 1. Public right of way
- 2. Noise from A225 traffic
- 3. Noise from deliveries and parking lot
- 4. Wickes shed / poor aspect
- 5. Existing outlook from neighbouring properties
- 6. Existing gas main
- 7. Existing house and rear garden
- 8. Gas operations compound
- 9. Required set-back
- 10. Developable area

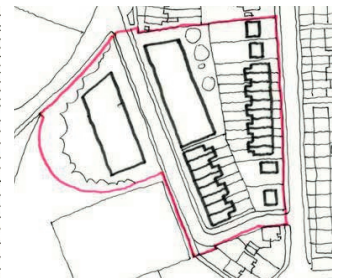
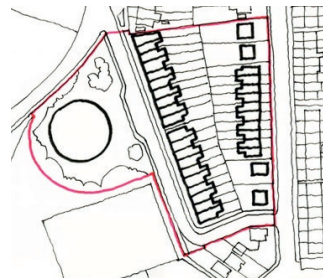
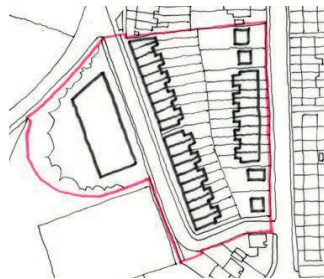
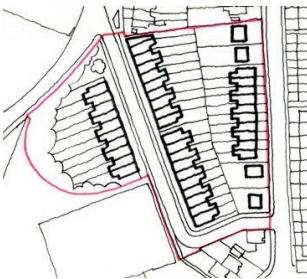
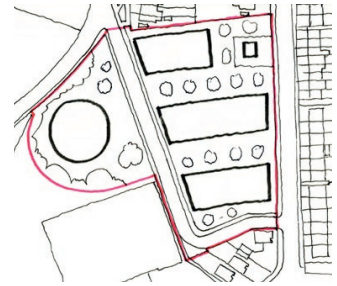


Concept diagram - Opportunities

- 1. Retention of landmark form / gateway to Sevenoaks
- 2. Open site at north
- 3. Continuation of circular typology
- 4. Views towards Sevenoaks Wildlife Reserve
- 5. Public footpath to be retained and enhanced
- 6. Creation of new public spaces
- 7. Gas operational land to be retained
- 8. Existing house and rear garden
- 9. Follow existing townscape / set-back from road
- 10. Set-back from neighbours
- 11. Open site at south

The initial design process began with the two concept diagrams to the left which analysed the constraints and opportunities of the various site conditions. All of these elements strongly informed the design in terms of siting, massing and building typologies.

Simultaneously, we began drawing up hand sketches of potential site layouts, exploring different scales and combinations of building typologies.



Initial hand sketches

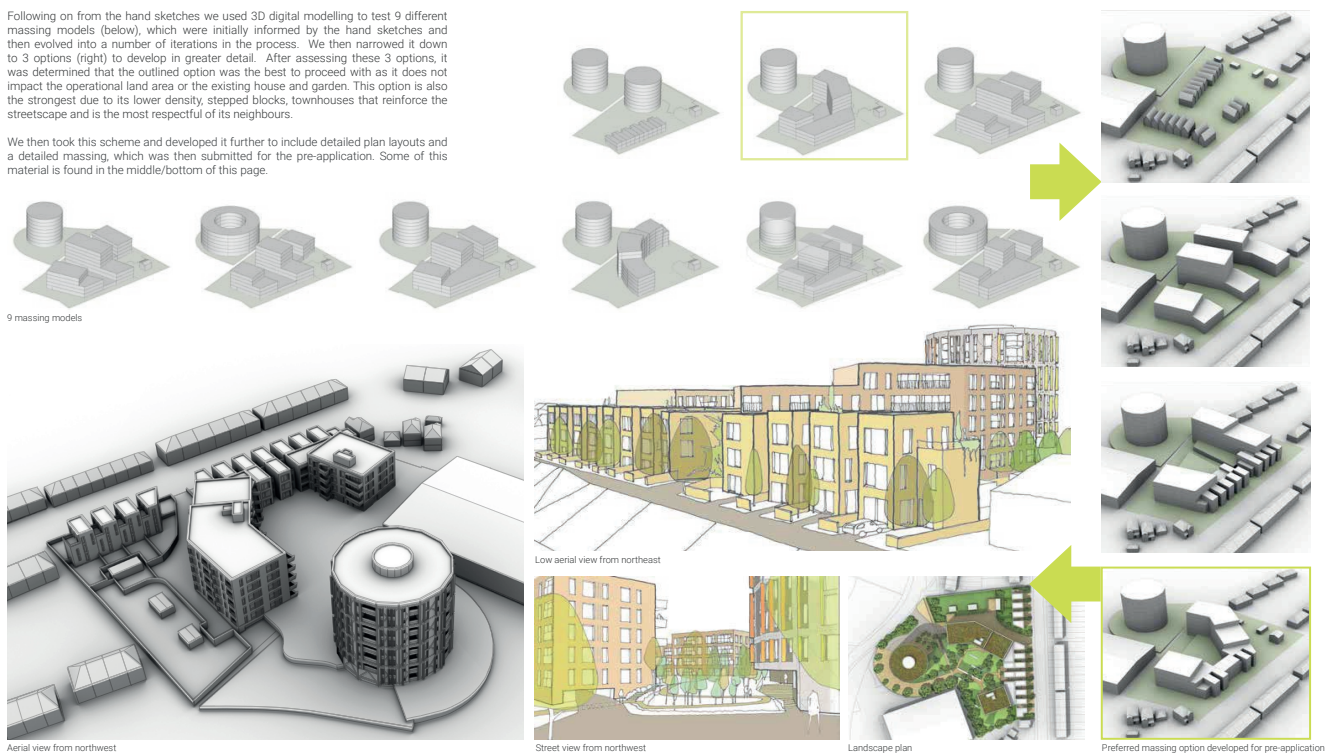


Sevenoaks Gasholder Site

Design Evolution

Following on from the hand sketches we used 3D digital modelling to test 9 different massing models (below), which were initially informed by the hand sketches and then evolved into a number of iterations in the process. We then narrowed it down to 3 options (right) to develop in greater detail. After assessing these 3 options, it was determined that the outlined option was the best to proceed with as it does not impact the operational land area or the existing house and garden. This option is also the strongest due to its lower density, stepped blocks, townhouses that reinforce the streetscape and is the most respectful of its neighbours.

We then took this scheme and developed it further to include detailed plan layouts and a detailed massing, which was then submitted for the pre-application. Some of this material is found in the middle/bottom of this page.



Aerial view from northwest, Low aerial view from northeast, Street view from northwest, Landscape plan, Preferred massing option developed for pre-application

MAX
architects

BARTON
WILLMORE

SKELLY & COUCH

KIN

whitby wood

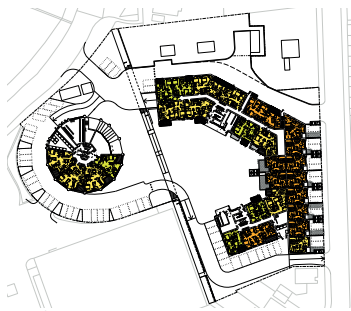
Churchman
Thornhill
Finch

Kz Kaizen
Partnership

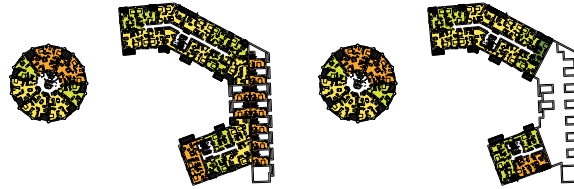
SGN
Place

Sevenoaks Gasholder Site

Proposed Scheme

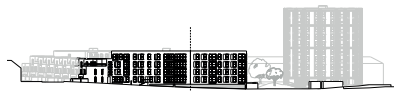


Ground floor plan

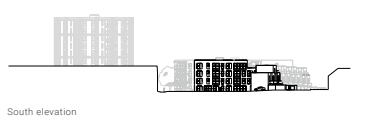


Level 2 plan

Level 3 plan



North elevation



South elevation



East elevation



Aerial perspective from southwest

The pre-application scheme was refined further and amended in coordination with formal planning advice and further meetings with councillors and area leaders, design review panel and other design disciplines. The resultant scheme is the proposed scheme shown on the next three pages.

The proposed scheme can be summarised as follows:

- 136 homes: 1 no. studio flat, 45 no. 1 bed flats, 57 no. 2 bed flats, 23 no. 3 bed flats; 1 no. 2 bed townhouse, 9 no. 3 bed townhouses
- Three building types; rotunda, blocks and townhouses
- All buildings clad in high-quality brick
- All homes have private outdoor space and meet Nationally Described Space Standards
- A percentage of discount market and wheelchair user homes
- 96 car parking spaces provided to ensure parking for existing residents is not impacted
- 181 cycle parking spaces



Sevenoaks Gasholder Site

Architecture



Aerial perspective from northeast



Townhouses along Crampton's road looking south



Rotunda and north block facing west



Shared public amenity space looking east

MAX
architects

BARTON
WILLMORE

SKELLY & COUCH

KIN

whitby wood

Churchman
Thornhill
Finch

Kaizen
Partnership

SGN
Place

Sevenoaks Gasholder Site

Landscape

Overview

- Improved public footpath connecting Cramptons Road and Otford Road
- Large shared public amenity space at the heart of the site
- Variety of interesting soft landscaped spaces including for children
- Wheelchair accessibility throughout

Tree Planting Strategy

- Marker Trees - large specimen trees with ornamental and biodiversity value located along key views
- Bosque Trees - informal group of trees within landforms
- Avenue Trees - tall trees with columnar habit to mark primary access routes
- Car Park Trees - trees with large canopies planted between parking bays

Planting Strategy

- Ornamental grasses and groundcover to landforms
- Structural planting to screen ground floor units
- Informal hedgerows



Landscape plan



Shared public amenity space looking west

