

10 February 2022 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

Cabinet

Supplementary Agenda (2)

	Pages	Contact
16. Bevan place, swanley development proposal	(Pages 1 - 10)	Detlev Munster Tel: 01732227099
Revised Appendix A - Emerging Design Details		



If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

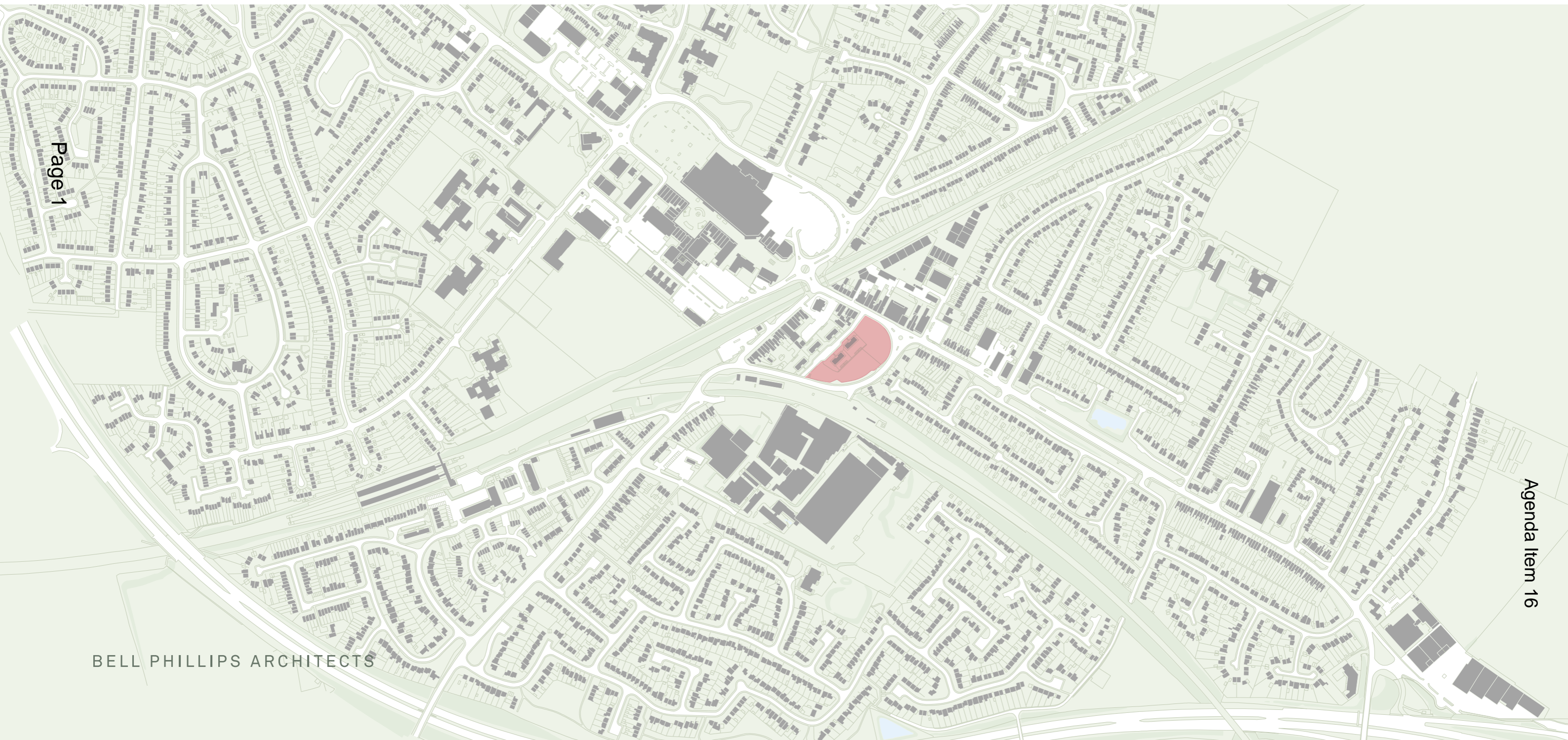
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Appendix A

Bevan Place

Interim Stage 2 Design



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Agenda Item 16

Stage 1 scheme

Phase 1 scenario - WKHA blocks remain



Key Statistics	
1b2p	26
2b3p	20 + 5 WCH
2b4p	16 + 1 WCH
3b5p	6
Total Units	74
Total WCH	6 (8%)
Amenity	1,547.8sqm
Parking	34 spaces (0.46)

Phase 2 scenario - WKHA blocks are demolished



Key Statistics	
1b2p	34
2b3p	27 + 7 WCH
2b4p	23 + 1 WCH
3b5p	11
Total Units	103
Total WCH	8 (8%)
Amenity	2,408.4sqm
Parking	43 spaces (0.42)

Stage 1 - Design

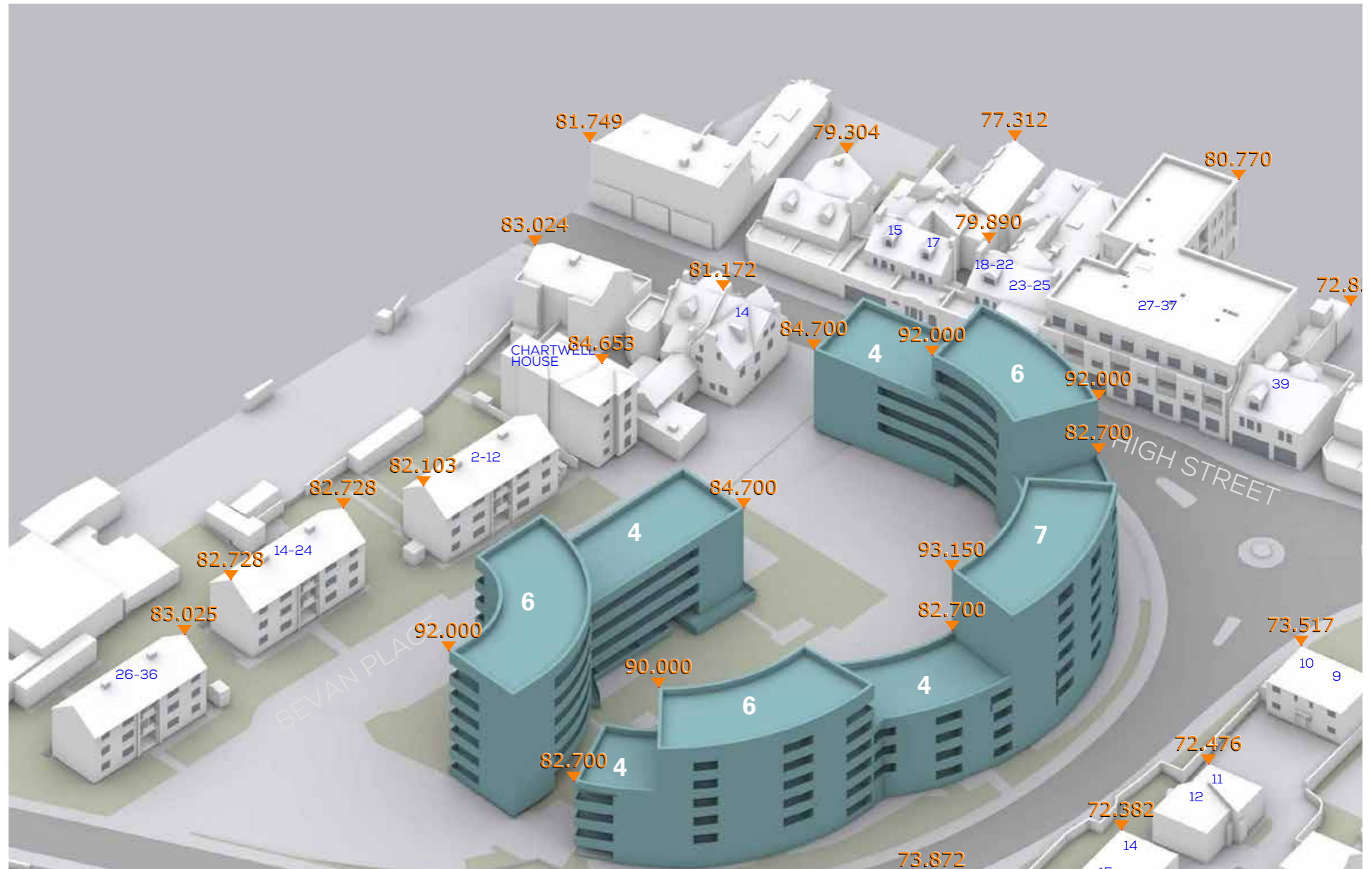


Figure 03: Phase 2 of the Proposed Development shown in Teal

Stage 2 - Design Development

Typical Floor

- Reduced number of cores
- Regular flat layouts
- Change of height
- Improved efficiencies
- Fewer steps and less overall external envelope
- 3 repeated curves - all based on the same radius - repeated elements
- stepped away from the High Street to improve DSO

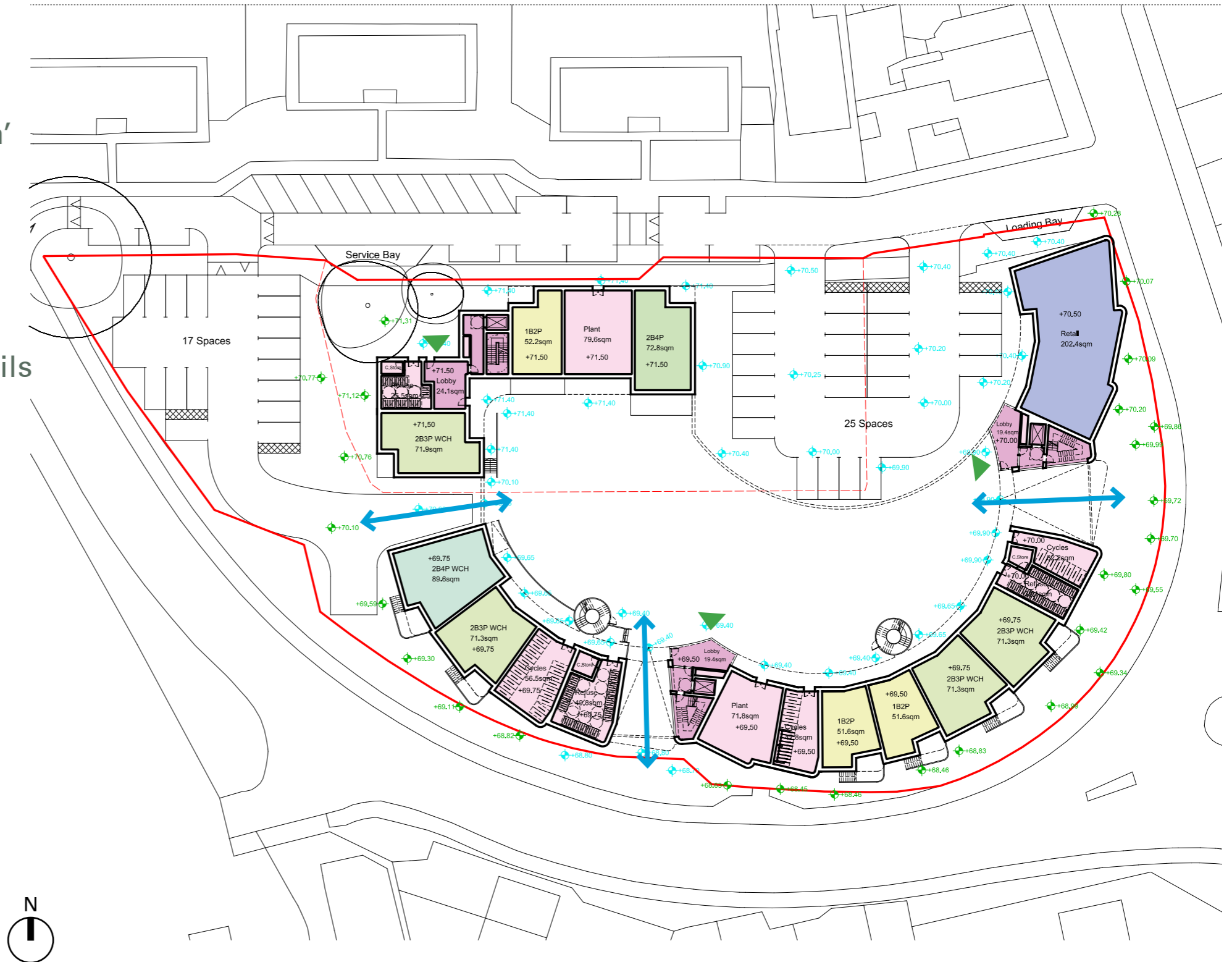
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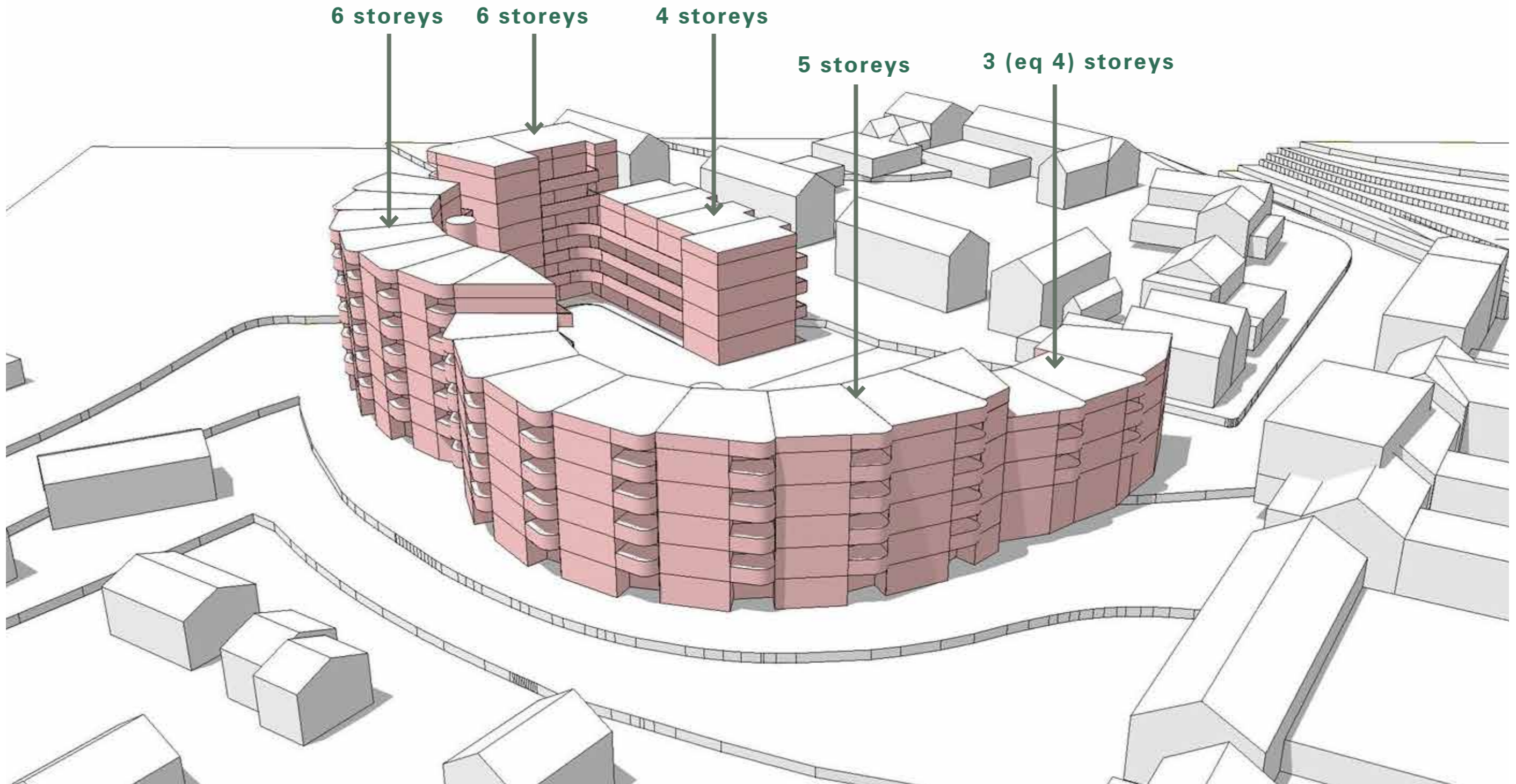
Stage 2 - Design Development

Ground Floor

- 3 principal entrances
- Entrances located at the 'pinch'
- Tweaked highway proposal
- Bike stores within landscape
- Bin stores internal
- Levels to be reviewed with Civils



Stage 2 - Aerial View 1

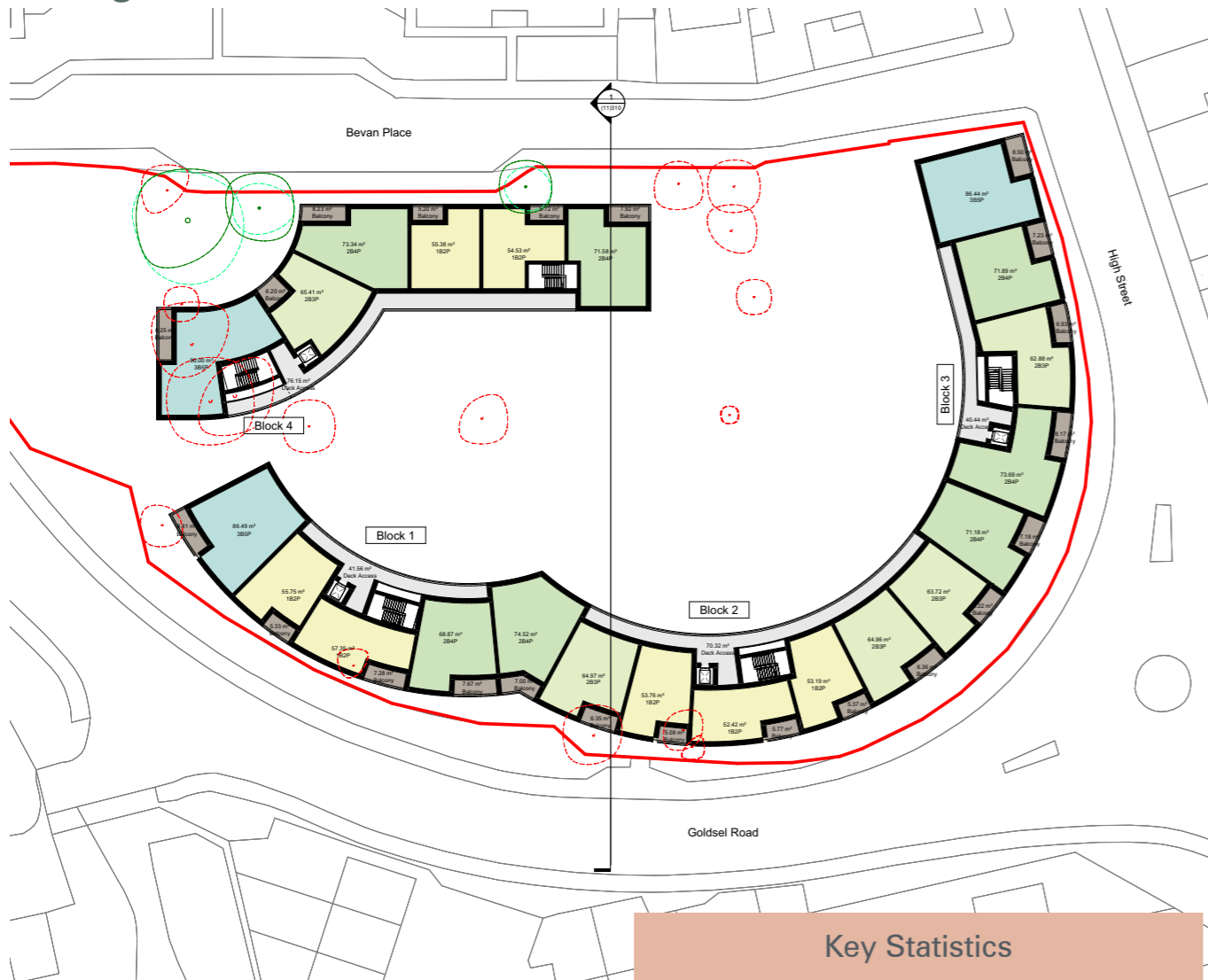


Stage 2 - Aerial View 2



Stage 2 - Typical Floor Comparison

Stage 1 Scheme



4.5 cores
 Units: 22
 NIA: 1,472.54sqm
 GIA: 1,649.01sqm
 NIA/GIA: 0.89

Key Statistics	
1b2p	34
2b3p	27 + 7 WCH
2b4p	23 + 1 WCH
3b5p	11
Total Units	103
Parking	43 spaces (0.42)

Stage 2 Interim Scheme



3 cores
 Units: 21
 NIA: 1,307sqm
 GIA: 1,476.6sqm
 NIA/GIA: 0.89

Key Statistics	
1b2p	44 (48%)
2b3p	8 (9%)
2b4p	35 (38%)
3b5p	5 (5%)
Total Units	92
Parking	42 spaces (0.46)

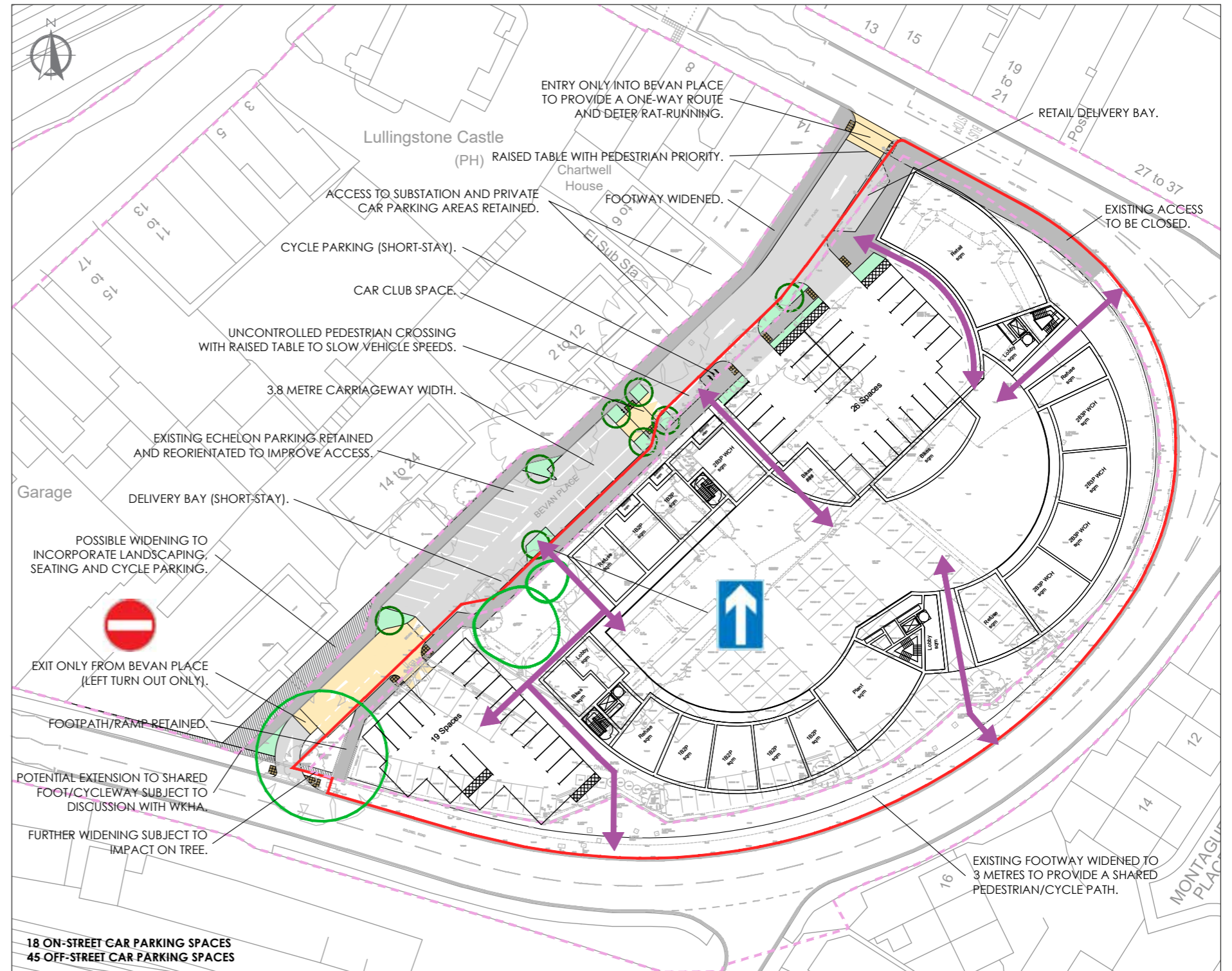
Stage 2 - Highways

Proposed Strategy

- one-way access from High Street with left turn egress at Goldsel Road
- on street parking layout proposes minor adjustments
- raised tables to slow speed

KCC Initial Feedback

- Work to Bevan Place would be subject to a S278 agreement
- Final arrangement would need review to ensure it meets adoption criteria
- Alteration to one-way road would require a Traffic Regulation Order which will be subject to public consultation
- Refuse access arrangements to be reviewed by Design Team



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