

# Proposed redevelopment at Greatness Lane, Sevenoaks

## Proposed Site Plan

Your feedback has been really important to us.

We've listened carefully and worked hard to reflect your ideas in the design, so the new homes fit naturally into your street and become a part of your community.

### We Asked

How can the scheme be made safe and accessible for everyone?

### You Said

- Keep routes open and easy to see
- Provide ramps and make access simple for people with mobility issues

### We Did

- **Designed for everyone** – All homes meet national accessibility standards to ensure they are safe and easy to use for all ages and abilities.
- **Step-free access throughout** – Level thresholds at entrances, and step-free routes from streets and parking areas help remove trip hazards.
- **Smooth movement around the site** – Ramps are provided where levels change, making the development fully usable for wheelchair users and people with limited mobility.
- **Spacious and adaptable interiors** – Wider doorways, generous circulation space and bathrooms designed for future adaptation support long-term accessibility.
- **Convenient accessible parking** – Dedicated bays are located close to entrances for ease of use.
- **Lift access for apartments** – Apartments are served by lifts to ensure residents can move safely and independently between floors.



Landscape  
accessible for all



Integrated ramps



Accessible parking



01 Character Area - 3 Bedroom House (2.5 Storeys)

02 Character Area - 3 Bedroom House (2 Storeys) & 4 Bedroom House (2 Storeys)

03 Character Area - 2 Bedroom House (2.5 Storeys) & 3 Bedroom House (2.5 Storeys) and 1&2 Bedroom Flats (4 Storeys)



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## Character Area 01

### We Asked

What colour of brick do you think would fit well with the existing neighbourhood?  
Are there any local features you'd like the new homes to reflect?

### You Said

- Mostly **red brick** with some **buff brick**
- Include references to **ragstone** and **mill buildings**

### We Did

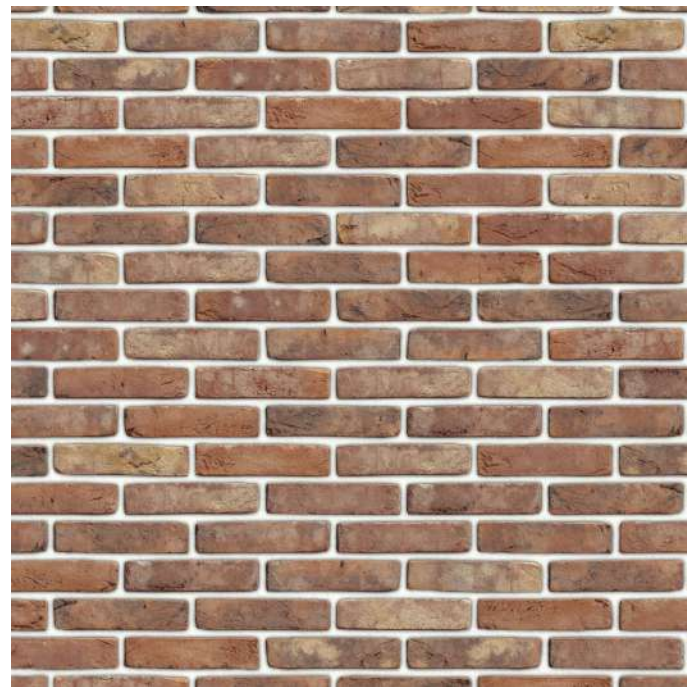
- **Introduced buff brick at ground floor level** to create a softer transition between the rugged stone base and the red brick above.
- **Reflected local materials and character**, using a layered façade that echoes ragstone and historic mill buildings.
- **Strengthened the building's visual hierarchy** by grounding it with natural tones that blend with the neighbourhood while complementing the vibrant upper levels.



Ragstone Wall



Buff Brick



Red Brick



Greatness Lane in 1930, with Ragstone prominently featured in the foreground.

## Proposed Houses and Materiality

### 3 Bedroom Home



01 Brick Dormer



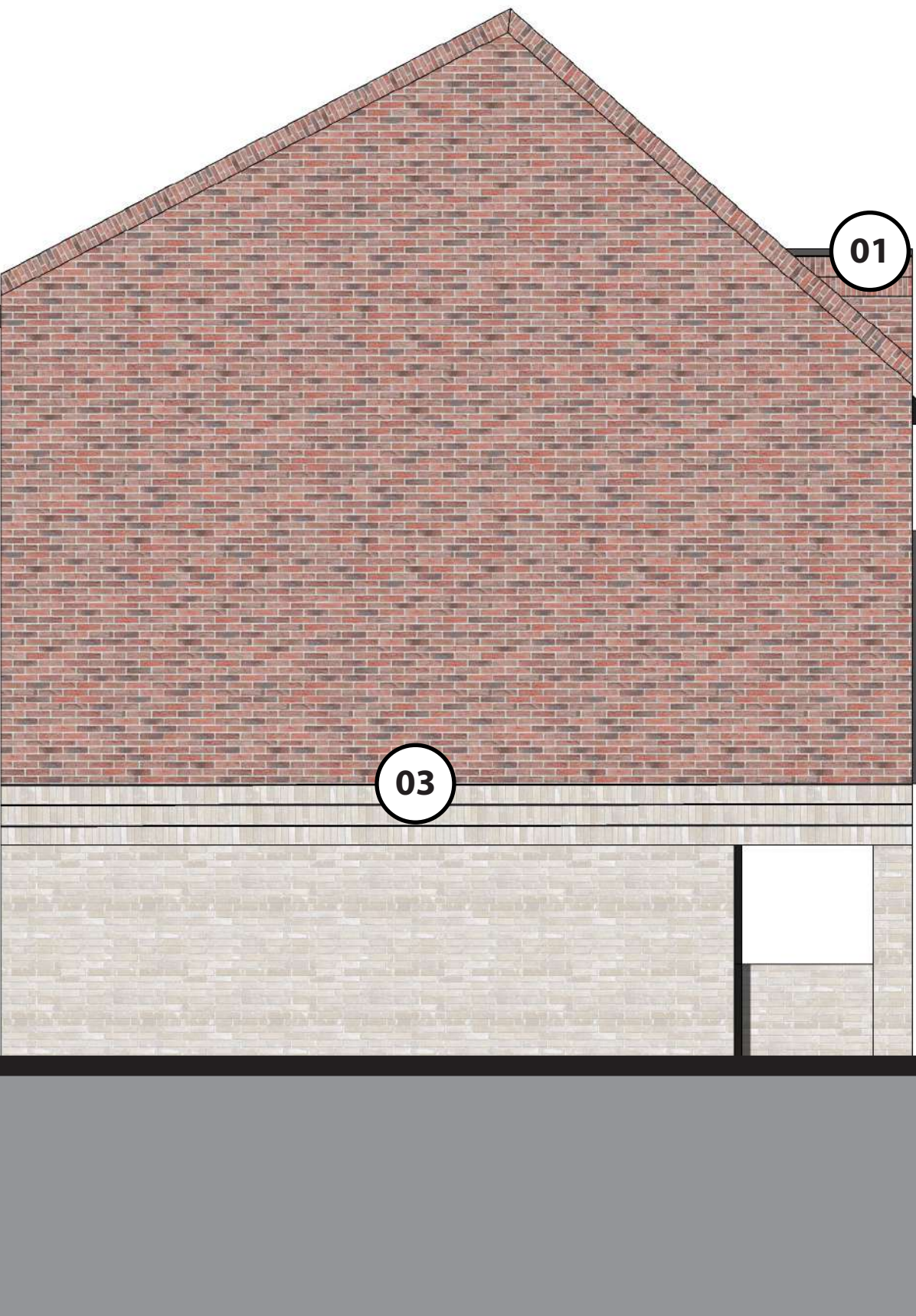
02 Window Framing



03 Brick Soldier Course



Key Plan



Proposed elevations of houses on Farm Road.





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## Character Area 02



Proposed view from Greatness Lane showing proposed new development.



Proposed view from Greatness Lane showing proposed homes with weatherboarding.



Existing view from Mill Lane showing new development with weatherboarding

## Proposed Houses and Materiality

### 4 Bedroom Home



01 Weatherboarding



02 Corner Window



03 Brick Soldier Course



Key Plan

### We Did

- Added weatherboarding at first-floor level on selected house types to create visual interest and strengthen local character.
- **Took inspiration from Mill Lane**, where traditional weatherboarding forms an important part of the historic streetscape.
- **Celebrated local architectural style** by referencing traditional weatherboarding in a modern, complementary way.
- **Ensured continuity and cohesion**, blending familiar materials with a contemporary design that enhances the overall look and feel of the development.



Proposed elevations of house at the corner of Greatness Lane and Weavers Lane.



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## Character Area 03

### We Asked

How can the new homes blend well with existing street?

### You Said

- Refresh the look of the area with brighter colours to improve the dull and dated appearance.
- Use consistent design elements, like matching window colours and door styles, for a cohesive streetscape.
- Incorporate natural features, such as red brick, trees, and diverse plantings, to add character and soften the environment.
- Ensure materials match the local style with similar textures and finishes to maintain architectural integrity.

### We Did

- **Refreshed the area with a vibrant new look** that blends with the existing street scene.
- **Achieved visual harmony** through uniform window frames and door styles across the streetscape.
- **Added character with greenery**, including red brick façades, mature trees, and diverse planting schemes.
- **Maintained material continuity** with high-quality textures and finishes for architectural cohesion.
- **Blended with the neighbourhood** by prioritising low-rise homes, creating a strong sense of community.



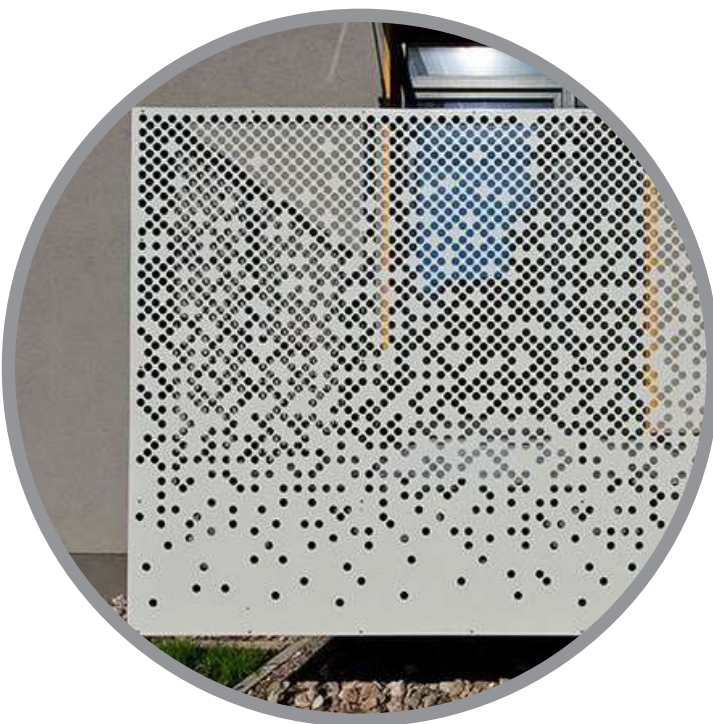
Proposed south elevation.

## Proposed Apartments and Materiality

### 1 Bedroom and 2 Bedroom Homes



01 Red Brick



02 Perforated Balustrade



03 Brick Detail



Key Plan



View from Mill Lane showing new development.



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## Landscape Masterplan

### We Asked

Are there any local features you'd like the new homes to reflect?

### You Said

- Use **locally produced materials**, reflecting the area's history of brick and gravel production.
- Include a **community hub** to create a welcoming space that residents can be proud of.
- Add **pollinator-friendly planting** to support wildlife.

### We Did

- **Used local stone** from the area to create a feature in the new Community Garden.
- **Created a central Community Garden** – a shared green space with seating and sensory planting to bring people together.
- **Included pollinator-friendly planting** to support biodiversity and add seasonal interest.
- **Designed a welcoming environment** that encourages well-being and connection among residents.

### Landscape Strategy

- Strategy establishes a clear framework that connects people, nature and place, shaped by site context and community feedback
- Responds to residents' priorities for social areas, diverse planting, safe/well-lit routes, and spaces that feel both calm and playful.
- Draws on local context including the adjacent woodland, residential streets, and local materials.



### Landscape Spaces

- 01 **Community Garden:** The central social space- a shared green space with seating, sensory planting.
- 02 **The Courtyard** - A welcoming threshold and focal point at the site entrance, combining car parking with high-quality materials, trees, and rain gardens.
- 03 **Woodland Connections:** A nature recovery garden extending the adjacent woodland into the site through naturalistic planting and habitat creation.

### Landscape Strategy

- 04 **SuDS:** Sustainable drainage features including swales, permeable paving, and rain gardens will be integrated throughout the site.
- 05 **Street scene Improvements** : Enhanced streets with new tree planting and soft verges that create an attractive, human-scaled environment.
- 06 **Green Infrastructure Connections:** A connected network of green spaces linking homes, woodland, and the wider landscape.



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## Landscape - Outdoor Space

### We Asked

How can we make outdoor spaces safe and welcoming for everyone?

### You Said

- Calm
- Spaces to sit and reflect
- Safe and open areas, with clear sight-lines and no hidden spaces.
- Fenced areas away from homes so residents aren't disturbed.

### We Did

- Created quiet, calming areas with seating surrounded by natural planting that encourages wildlife and supports well-being.
- Included pollinator-friendly, sensory planting to connect people with nature.
- Positioned social areas away from homes and designed them to be clearly defined, reducing noise and disturbances.
- Used natural surveillance and open sight-lines to remove concealed areas.
- Arranged planting to stay low or open so spaces remain safe and visible while still supporting biodiversity.
- Added considerate lighting to make the spaces welcoming in the evening.

### Landscape Elements



Pollinator friendly plants



Trees



Lighting



Local material - Ragstone



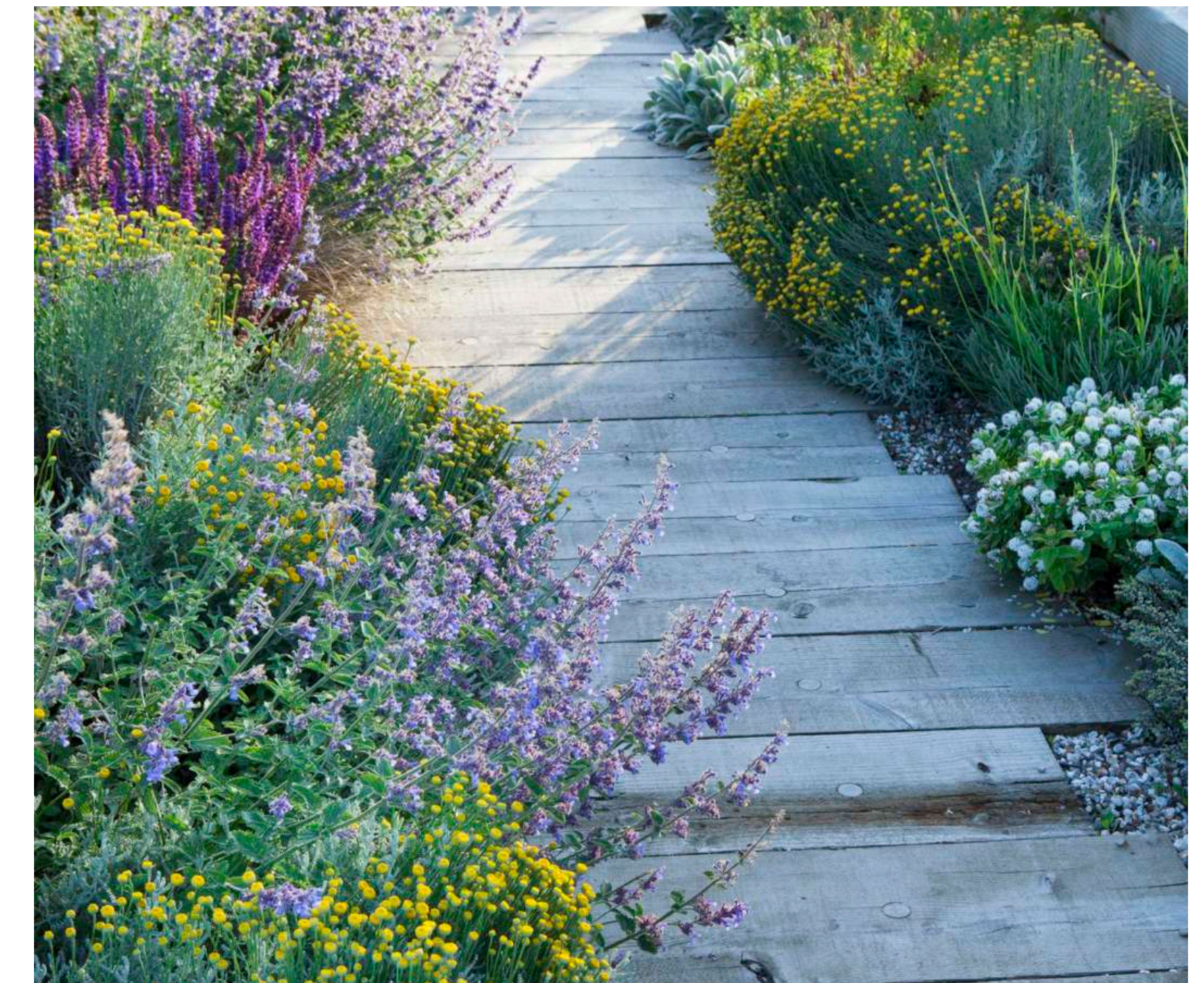
Habitat Features



Seating



Social spaces and seating areas surrounded by planting.



Timber walkways through pollinator friendly planting.



Illustrative view of the 'Woodland Connections'; a series of linear gardens along the eastern edge of the masterplan.



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## Landscape - Planting

### We Asked

What types of plants would you like to see in the landscaping?

### You Said

- Trees, drought tolerant plants and pollinator friendly plants.
- Native species, flowering plants, sensory planting.

### We Did

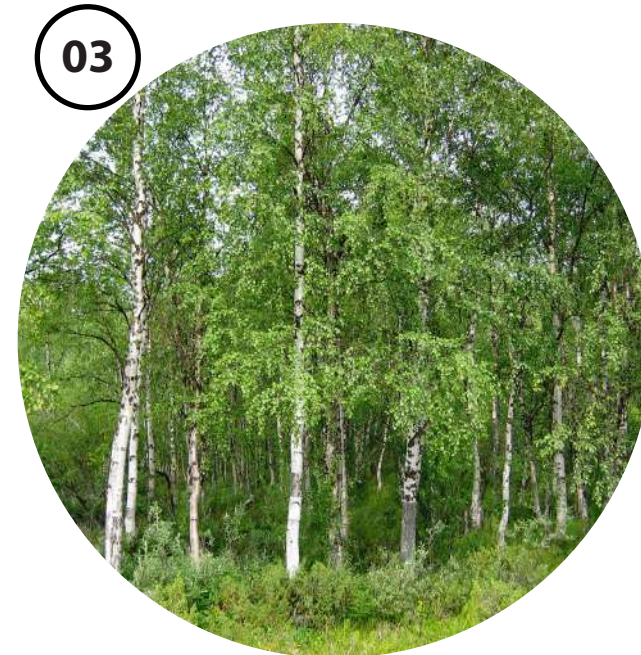
- **Planted new trees** along street frontages and communal areas using robust, drought-tolerant species.
- **Prioritised pollinator-friendly and native plants** to support wildlife and biodiversity
- Added seasonal flowering and sensory plants to make communal spaces more enjoyable
- **Used naturalistic species in residential gardens** to extend local ecology and connect with the surrounding environment.
- **Created green spaces that are calming, wild, and habitat-rich**, with rain gardens and natural surveillance for safety.



Ornamental Planting



Sensory Planting



Trees



Meadow Planting



Rain Garden Planting



Hedges



Community Garden



Woodland Connections



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## New Homes designed to highly sustainable standards

### We Asked

Which sustainable features would you like to see?

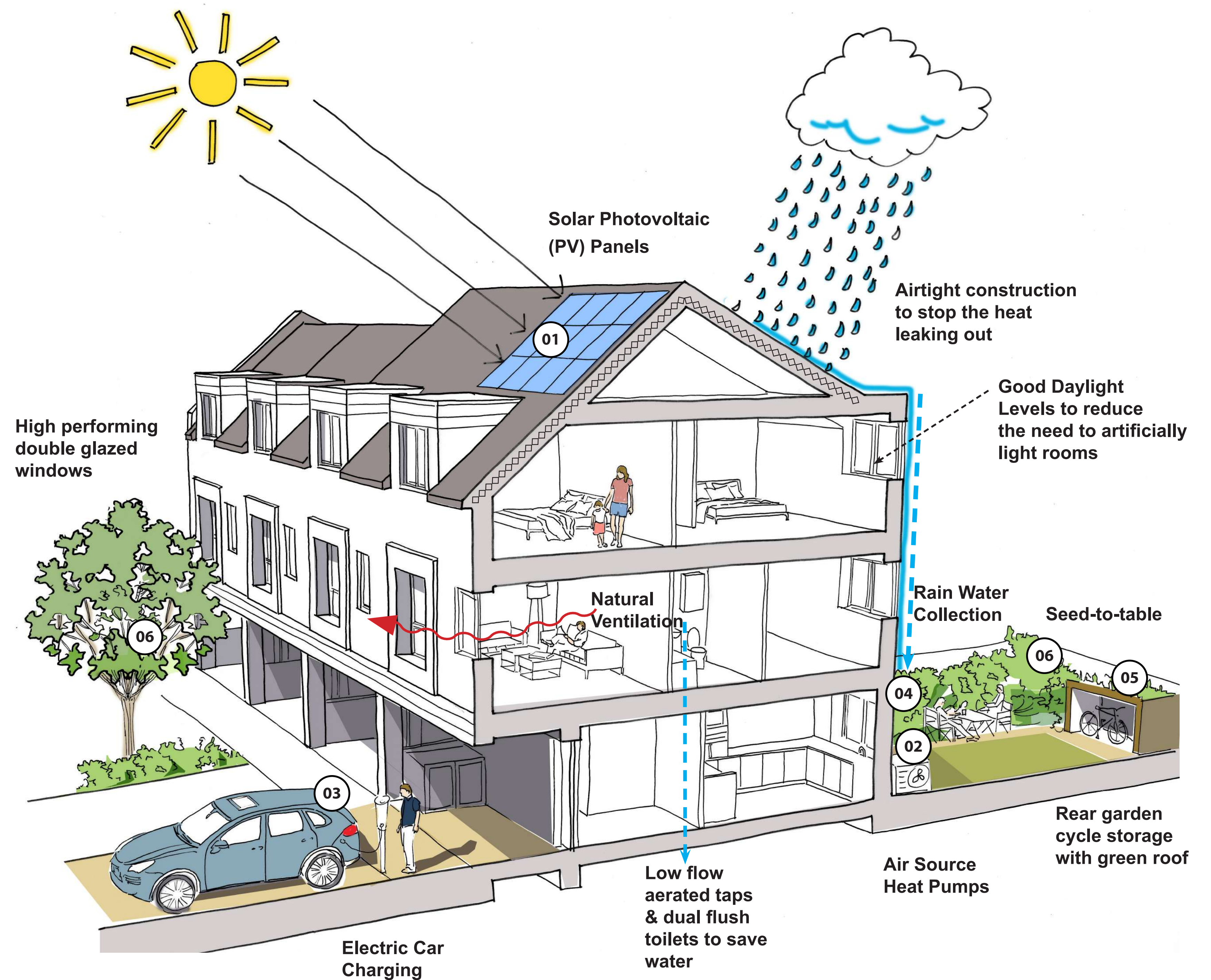
### You Said

Solar PV panels, Rain Gardens, Green roofs, Electric vehicle charging, Habitat creation.

### We Did

- **Solar Photovoltaic (PV) Panels** – to generate renewable energy and reduce reliance on non-renewable sources.
- **Rain Gardens and Sustainable Drainage Systems (SuDS)** – to manage surface water effectively and improve ecological value.
- **Green and Brown Roofs** – to enhance thermal performance, support biodiversity, and contribute to urban greening.
- **Energy-Efficient Homes** – designed to minimize energy consumption and lower carbon emissions.
- **Electric Vehicle Infrastructure** – to facilitate the transition to low-emission transport.
- **Habitat Creation** – including features such as bird boxes to encourage wildlife and promote biodiversity.

Priority of energy saving principles:  
1. Fabric first - reduce energy required  
2. Supply energy efficiently  
3. Use renewable energy



01 Solar Panels



02 Air Source Heat Pumps



03 EV charging



04 Rainwater Harvesting



05 Green Roof



06 Bird box



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## Greatness Lane - Current & Proposed



### We Did

Our goal is to reimagine the existing site as a vibrant, thoughtfully designed neighbourhood that harmonises traditional character with contemporary style. The new homes combine light buff and red brick with modern weatherboarding cladding, creating a rich visual palette that respects local heritage while introducing fresh architectural interest. The masterplan enhances the setting with landscaped green spaces, safe pedestrian routes, and improved connectivity, fostering a stronger sense of community and delivering a more attractive, functional streetscape.

