



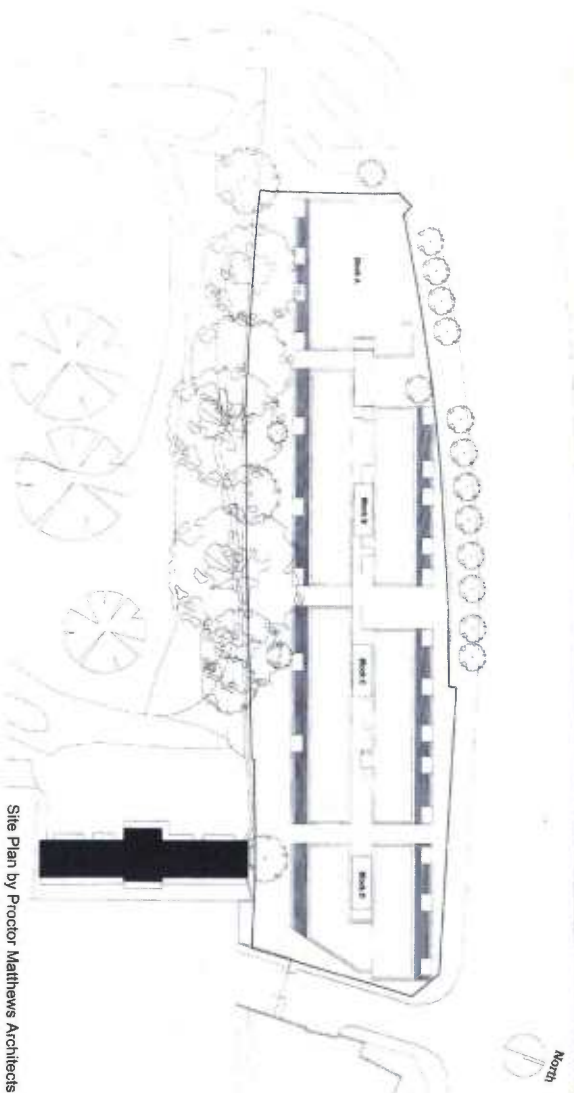
APPENDIX 3

Bromley - Tweedy Road
Development Report

Holder Mathias Architects



CGI provided by Proctor Matthews Architects



Site Plan by Proctor Matthews Architects

Comments from the inspectors report

- 1. Overdevelopment of the site**

The inspector believed that the 72 unit scheme was excessive in bulk and size. The lack of relief in elevation was raised as was the hard relationship with the pavement. It was remarked that the scheme offered little opportunity for effective landscaping to ease the interstitial space
- 2. Harmful to the adjacent conservation area and listed buildings**

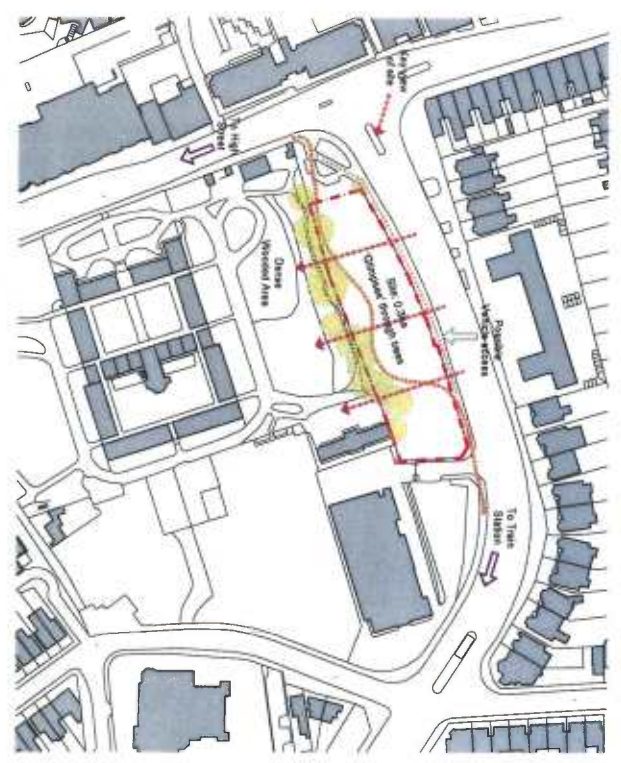
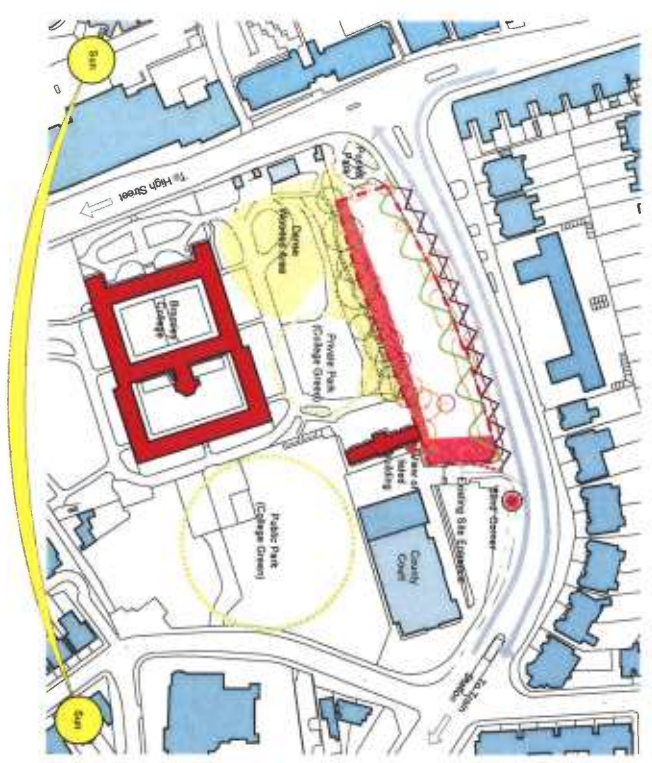
The relationship of the proposed building and the grade II listed building perpendicular to the site was poorly considered. In particular there were concerns regarding overlooking between the proposed development and Sheppards College. Views from the north from Tweedy road were also reduced.
- 3. Harmful to the amenities of the occupants of Bromley and Sheppards Colleges**

The inspector did not believe that the scale of the building had too detrimental effect on the amenity of the adjacent listed buildings.
- 4. Poor quality amenity space**

The shared garden was seen to be long, narrow and hemmed in which would provide restricted daylight due to its location and the mass of the buildings and trees surrounding it.
- 5. Appearance and Character**

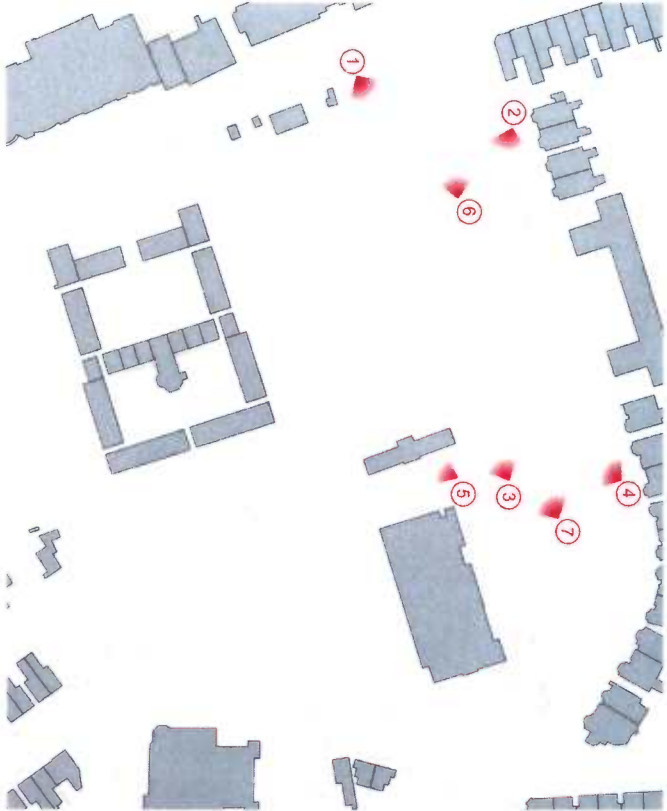
Further to the issues of bulk and size the inspector was unconvinced by the 'out of character' appearance of the scheme. The design also offered no views through the site towards the conservation area which was seen as a disappointment.
- 6. Parking provision**

The inspector believed that the parking provided was sufficient for such a site. The scheme provided parking for 47% of units.

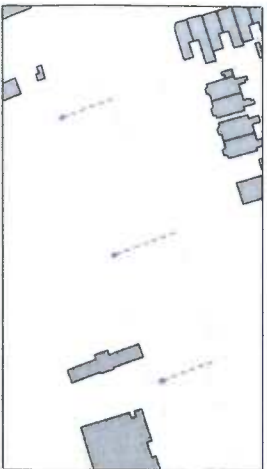


Key	
	4 Storey Buildings
	2/3 Storey Buildings
	1 Storey Buildings
	Listed Buildings
	Dense wooded area
	Areas not to build upon
	Heavy traffic
	Site Boundary
	Green Open Space
	Possible trees to preserve
	Heavy traffic noise
	Elevation relief
	Views
	Primary pedestrian route
	Secondary pedestrian route

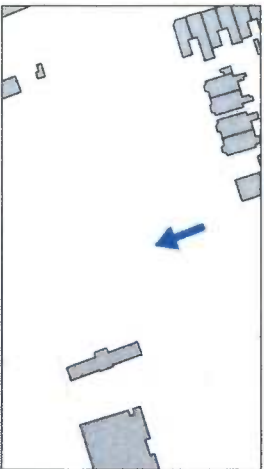
Tweedy Road - Bromley
 Constraints & Opportunities
 Scale: 1:1000 @ A3



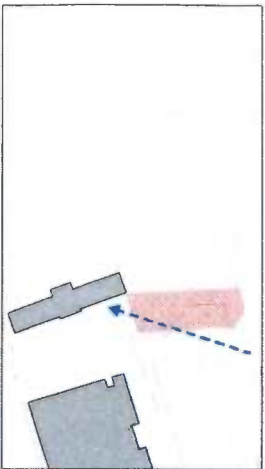
Do not scale from drawing.



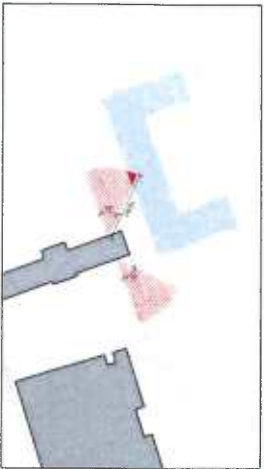
Views through the development must be provided to maintain a connection with the wooded area to the south



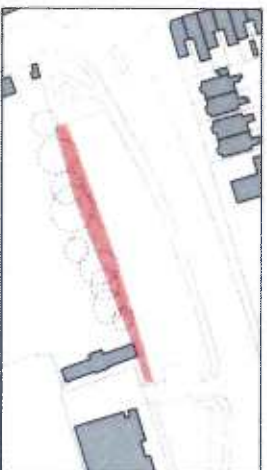
An access point to the site should be introduced in order to elevate congestion at the existing site entrance which is a blind turning.



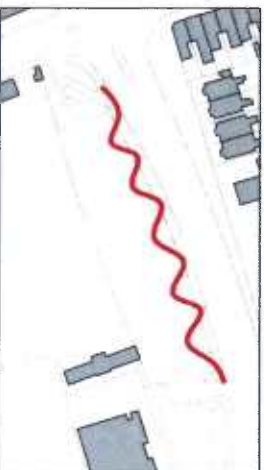
A 10m strip at the east of the site should not be built upon in order to improve the views of the listed building beyond. Improved landscaping is desirable in this location.



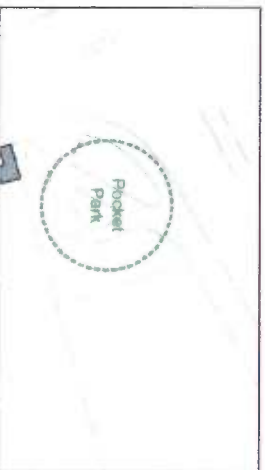
Overlooking between the new building and the existing listed building should be respected. No oblique views within 15m of the northern most window should be created.



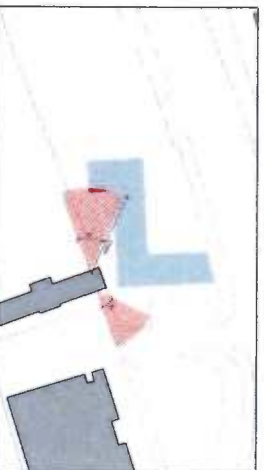
A buffer must be provided at the south of the site in order to protect the privacy of surrounding spaces and allow the preservation of existing, mature trees.



Some relief to the site boundary line must be introduced in order to avoid a dense linear signline along Tweedy Road.



The pocket park to the west of the park should be incorporated into the design.



No direct overlooking within 21m will be acceptable.