

**APPENDIX 1 - SITE B, TWEEDY ROAD,  
DESIGN GUIDANCE**

# Tweedy Road—Bromley Site A

Design Principles

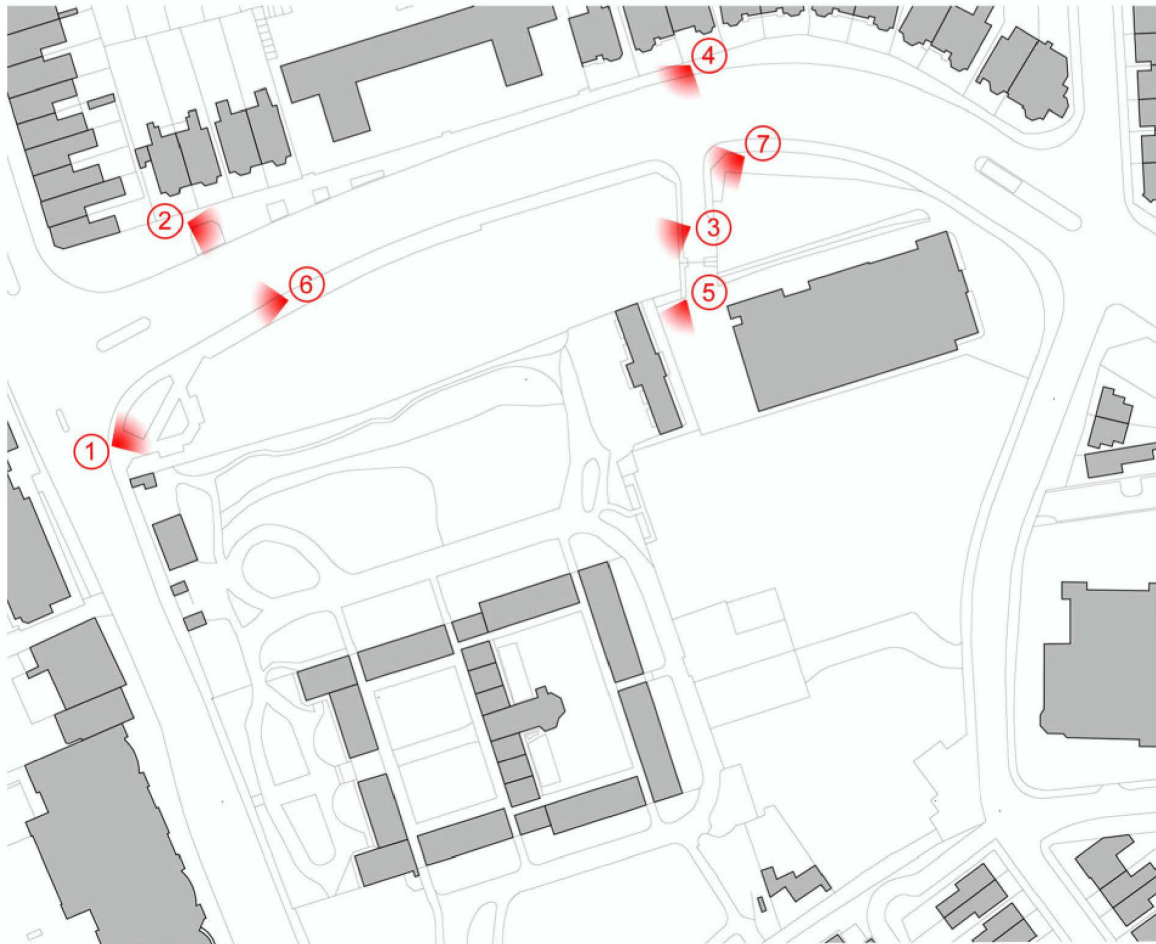
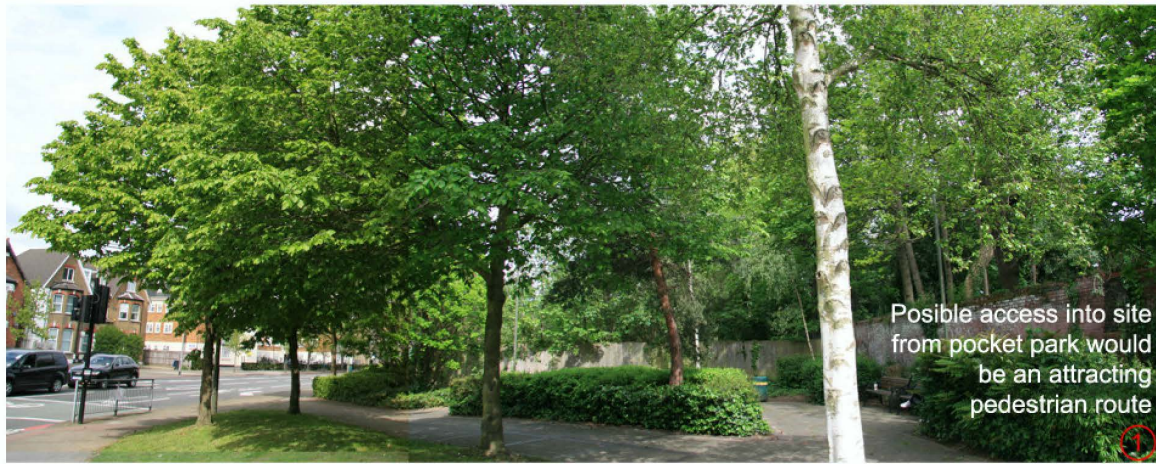
Bromley Council  
Bromley  
December 2015

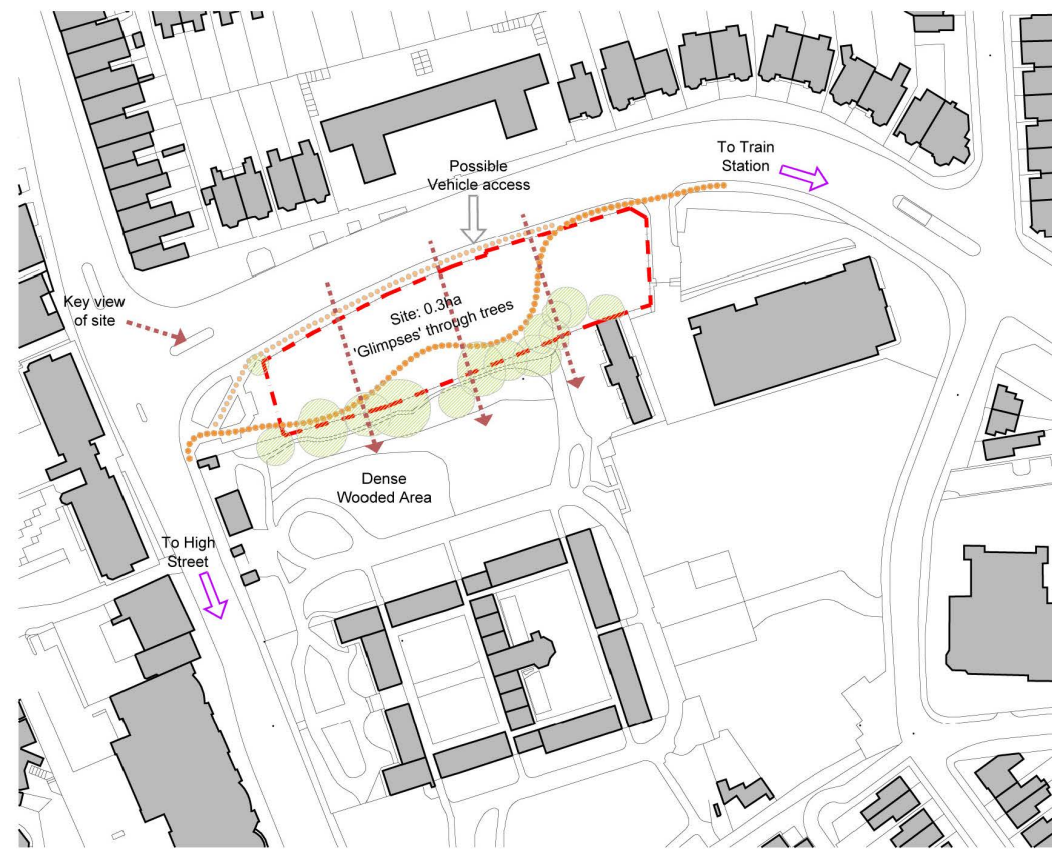
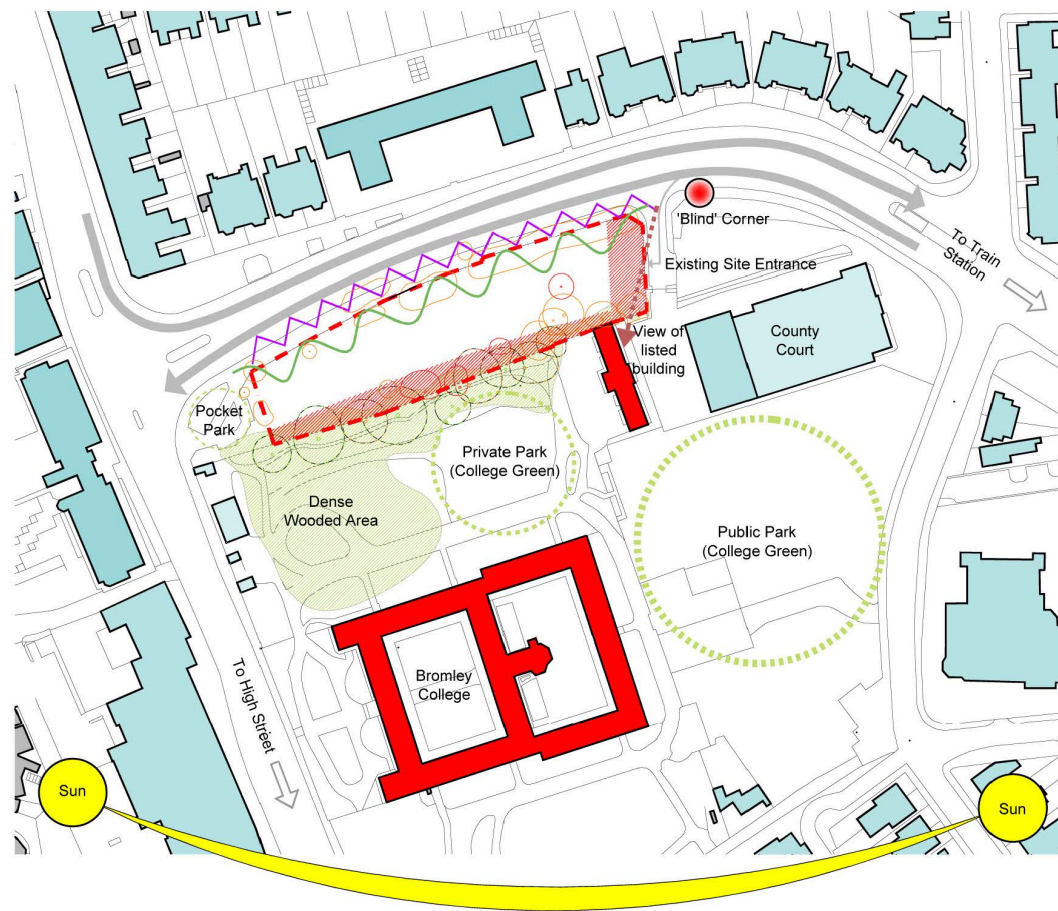






North view of Bromley College &  
Tweedy road

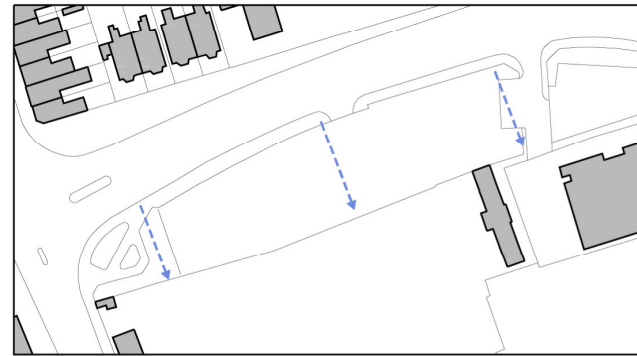




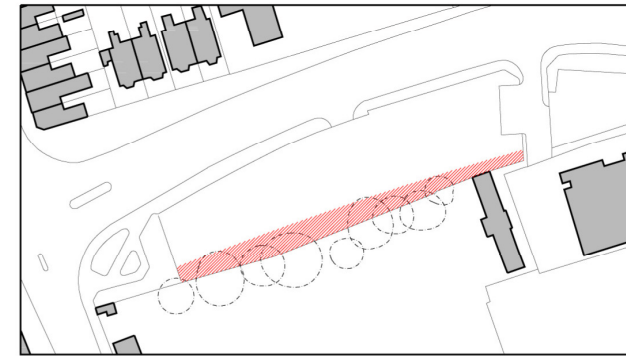
Key	
<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6;"></span>	4 Storey Buildings
<span style="display:inline-block; width:15px; height:15px; background-color:#87CEEB;"></span>	2/3 Storey Buildings
<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6;"></span>	1 Storey Buildings
<span style="display:inline-block; width:15px; height:15px; background-color:#FF0000;"></span>	Listed Buildings
<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90;"></span>	Dense wooded area
<span style="display:inline-block; width:15px; height:15px; background-color:#FFA07A;"></span>	Areas not to build upon
<span style="display:inline-block; width:15px; height:15px; border-bottom: 2px solid gray;"></span>	Heavy traffic
<span style="display:inline-block; width:15px; border-bottom: 2px dashed red;"></span>	Site Boundary
<span style="display:inline-block; width:15px; border-bottom: 2px dotted green;"></span>	Green Open Space
<span style="display:inline-block; width:15px; height:15px; border-radius: 50%; background-color: #008000;"></span>	Possible trees to preserve
<span style="display:inline-block; width:15px; border-bottom: 2px dashed purple;"></span>	Heavy traffic noise
<span style="display:inline-block; width:15px; border-bottom: 2px dashed green;"></span>	Elevation relief
<span style="display:inline-block; width:15px; border-bottom: 2px dotted red;"></span>	Views
<span style="display:inline-block; width:15px; border-bottom: 2px dotted orange;"></span>	Primary pedestrian route
<span style="display:inline-block; width:15px; border-bottom: 2px dotted orange;"></span>	Secondary pedestrian route

## Constraints and Opportunities Plan

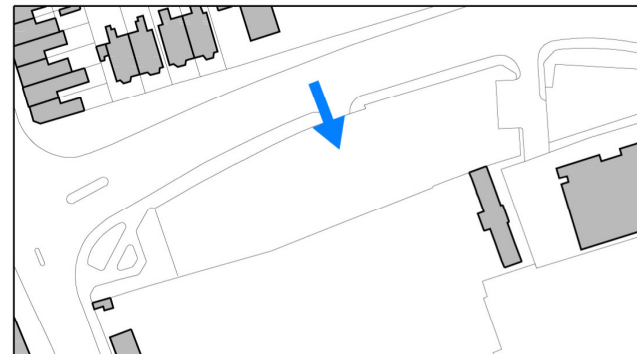
# Design Guidance - Key Design Drivers



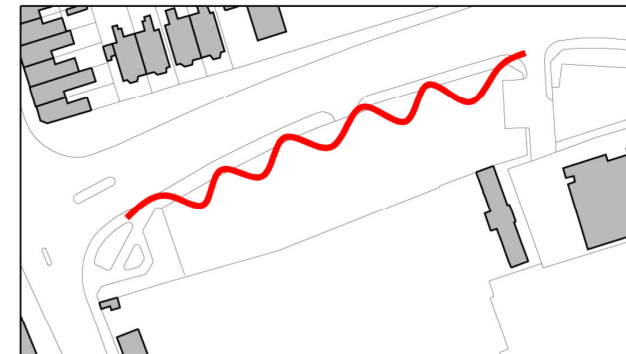
Views through the development must be provided to maintain a connection with the wooded area to the south



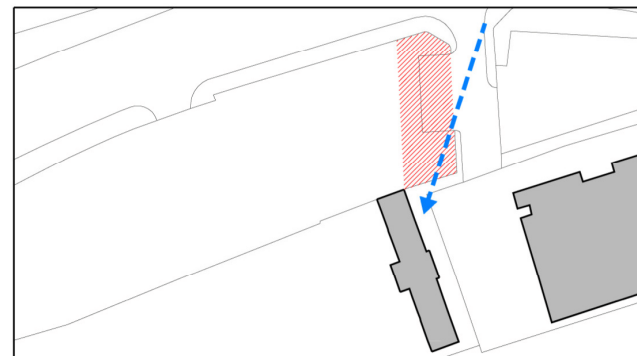
A buffer must be provided at the south of the site in order to protect the privacy of surrounding spaces and allow the preservation of existing, mature trees.



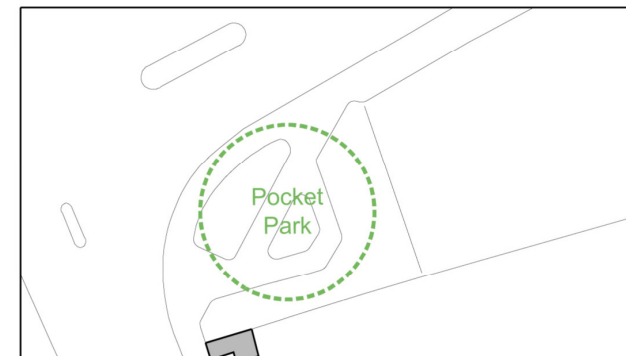
An access point to the site should be introduced in order to alleviate congestion at the existing site entrance which is a blind turning.



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



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.

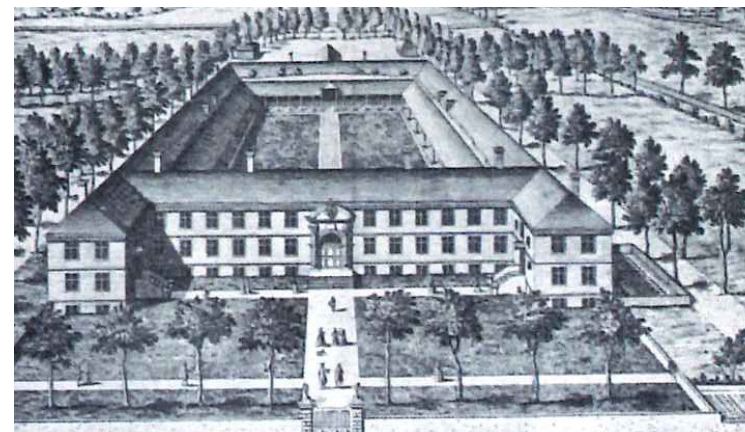


The pocket park to the west of the park should be incorporated into the design.

## Restored North view of Bromley College

In 1987 demolition of housing along on the site occurred and revealed the northern view which had not been seen for over 100 years. This was an important Gateway / Landmark into Bromley in 1672.

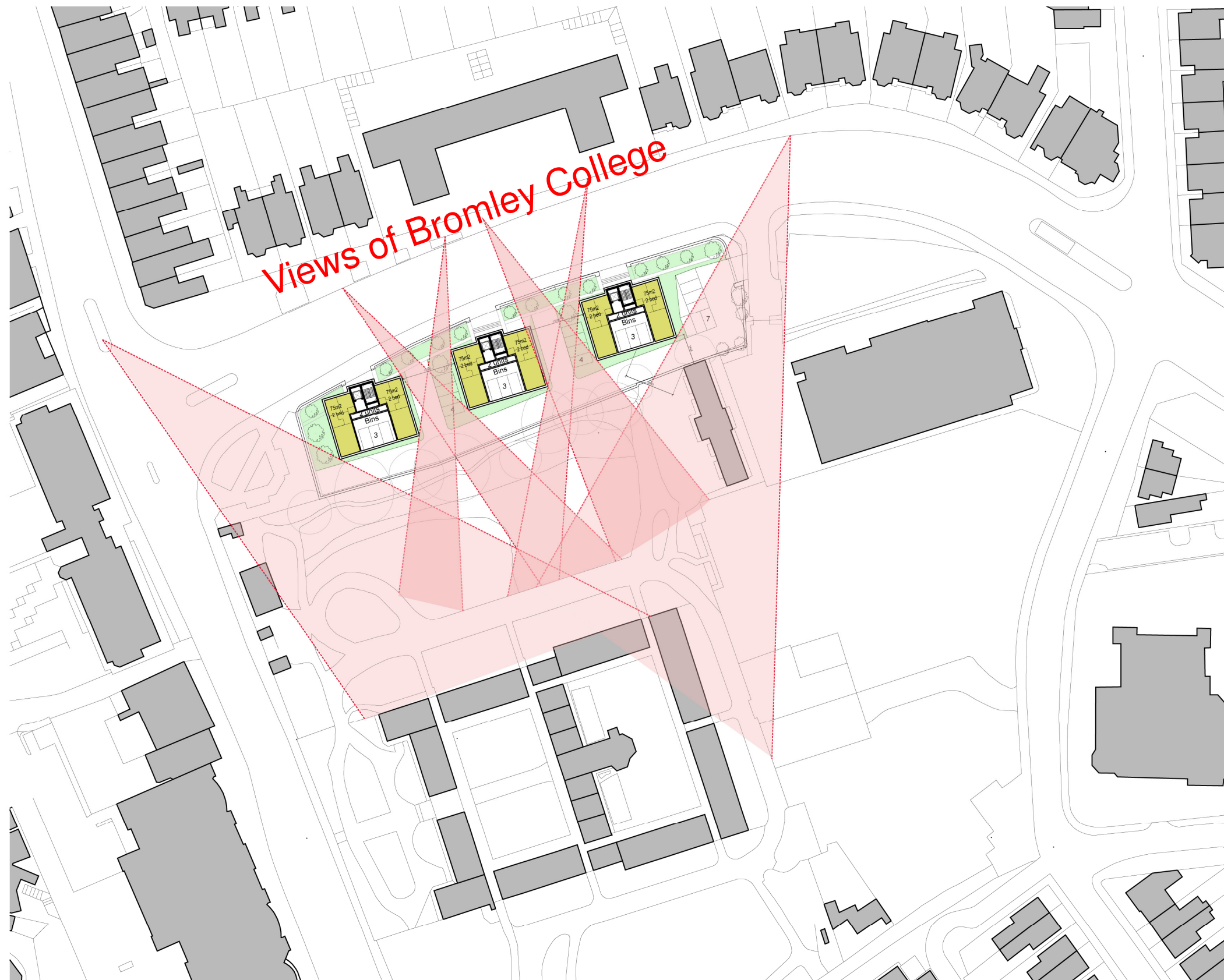
**This is an important historic asset and clearance of the site has had an enhancing effect on Bromley College!**





Existing Context - Architectural style





## SCHEME PARTICULARS

- . 3 Residential blocks
- . 3 floors of apartments
- . 8 units / block
- . 24 units
- . Range of 1b & 2b units
- . 1b - 66sqm
- . 2b - 75 sqm
- . On site parking - 24 spaces
- . Refuse & cycle facilities
- . Pitched roof third floor
- . Landscaped frontage
- . Retained site access



Design Guidance - First & Second Floors

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