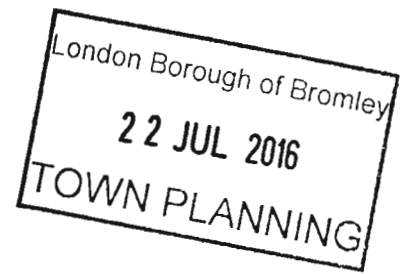


16 / 00 29 5/CONDT1



Road Condition Report  
Supporting pre commencement condition 11

For the proposed development at  
Upfield, Hillbrow Road Bromley BR1 4JL

By North Star 2000 Ltd

DC/16/00295/FULL1



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*Upfield, Hillbrow Road as seen July 8th 2016*

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A road condition survey of Hillbrow Road, Bromley was carried out on Friday July 8<sup>th</sup> 2016 by North Star 2000 Ltd prior to construction works at the site currently referred to as Upfield.



Picture 1: Taken at the South entrance off Calmont Road.



Picture 2: Wider view of the South entrance to Hillbrow Road





Picture 3: Longer view up towards the garages





Picture 4: Item 1 identifies a patch of tarmac in poor condition opposite the garages.



Picture 5: Item 2 Identifies broken brick work and uneven surfaces.





Picture 6: Continued view up Hillbrow Road.



Picture 7: Some erosion shown beneath the car opposite Tresco Close.





Picture 8: Item 3 shows erosion and an uneven road surface.





Picture 9: Shows the road leading into Tresco Close.



Picture 10: Shows the uneven road surface and mixed use of materials leading into Tresco Close.





Picture 11: Standing Parallel to Tresco Close, the continued view up Hilbrow Road, also capturing the entrance to the neighbouring development at Sunset Hill.





Picture 12: Showing the entrance to Sunset Hill and Upfield behind.



Picture 13: Showing the front elevation of Upfield and the neighbouring garages of Romany Ridge.





Picture 14: Wider view of Upfield and Romany Ridge.



Picture 15: Standing on the driveway of Upfield, Looking Left.





Picture 16. Standing on the driveway of Upfield, looking straight on.



Picture 17. Standing on the driveway of Upfield looking Right.





Picture 18: View continuing North with Romany Ridge shown on the right.



Picture 19: Continuing North.





Picture 20: Item 4 Road surface in poor condition outside number 14.





Picture 21: Item 5 Uneven road surface and potholes approaching Coniston Road.





Picture 22: Item 6 Damaged Tarmac on the corner of Coniston Road / Hilbrow Road.



Picture 23: Close up of Item 6.



The application site lies to the northwest of Bromley town centre, and halfway along Hillbrow Road.

Hillbrow Road is an un-adopted road in the London Borough of Bromley servicing mainly residential properties. The road is currently in poor condition with an uneven and broken surface.

The majority of the road is composed of small loose stones with small areas which have been treated with tarmac.

The road is currently being used by residents, visitors and the building contractors conducting works at Sunset Hill, the neighbouring plot. On the day of the survey, the building works at Sunset Hill were observed to be well under way, with the foundation works complete and works to the super structure imminent.

