



7 August 2022

Dear Sir,

22/02035/FULL1 | Demolition of existing dwellings at Romany Ridge and 15 Hillbrow Road and erection of apartment building comprising 7 two bedroom and 2 one bedroom flats with associated parking, amenity space, secure bin and cycle storage | Romany Ridge Hillbrow Road Bromley BR1 4JL

We are a residents' association of approximately 500 subscribing households serving an area in which Bromley Avenue is situated. We concern ourselves with the built environment and with generally improving the area for the benefit of residents.

We object to this application.

The proposed replacement building by reason of its inappropriate scale, design and massing, would not positively contribute to the existing street scene.

The applicant compares the proposal to the neighbouring Matilda House and St Peter's Heights, but these properties, whilst tall, are set a long way back from the road. That element of the proposal on the site of Romany Ridge would present 4 storeys to the road where once it was just a single storey and these 4 storeys would dominate the street scene on account of being so close to the road.

The overbearing mass and scale of the proposed building clearly indicates that this would be a cramped over-development.

Neighbouring amenity

This is clearly an horrendous development from the perspective of 62 and 64 Coniston Road whose enjoyment of their gardens will be significantly diminished by the overbearing nature of the development.

Topography

Given the compromised nature of the site due to the sloping hillside, it is disappointing that a topographical survey has not been produced. The failure to provide one suggests something to hide.

Amenity Space

Potential noise and disturbance from the balconies, terraces and outdoor raised amenity spaces is also considered to be substantial.

It is not clear whether the 2No grass roofs are intended as amenity spaces or not but we would ask that a Condition be raised to ensure that they are not used as such.

Soft Landscaping

New hard and soft landscaping is proposed with planting of new hedgerows and low level shrubs, in particular to the boundary with Hillbrow Road (behind the new post and rail fence).

The only comment made in the application about soft landscaping is as above. Hedgerows and low-level shrubs would be hopelessly inadequate to screen such a massive building. Again, the lack of space for substantial trees suggests an over development.

We would note that at Matilda House, enforcement action is on-going because of the failure to plant 3 large trees required by Condition – in other words, a principle of screening buildings in this road exists. Also at that site, some shrubs are inadequate because of the lack of watering. We would request a Condition, should approval be given, that substantial trees are planted, together with an automatic watering system.

Yours faithfully