

Planning Submission Design Proposal



PROPOSED DEVELOPMENT

The proposal is for a part 14, part 12 storey building next to Bromley Town Centre, facing onto both Ethelbert Road and Ringers Road. There are a total of 94 dwellings within two blocks altogether, including a mix of 1-bed, and 2-bed units. The ground floors offer community uses such as co-working spaces and a bicycle cafe.



Block A
1 bed: 24
2 bed: 21

Block B
1 bed: 13
2 bed: 36

Overall Total : 94 Units
1 bed: 37 (39%)
2 bed: 57 (61%)



Car parking
2 disabled car parking spaces (external to site)



Cycle storage
Standard cycle spaces: 211
Electric adaptable cycle spaces: 11
Electric cycle spaces: 28
Total: 250

**Please refer to supporting Accommodation Schedule for full detail.*

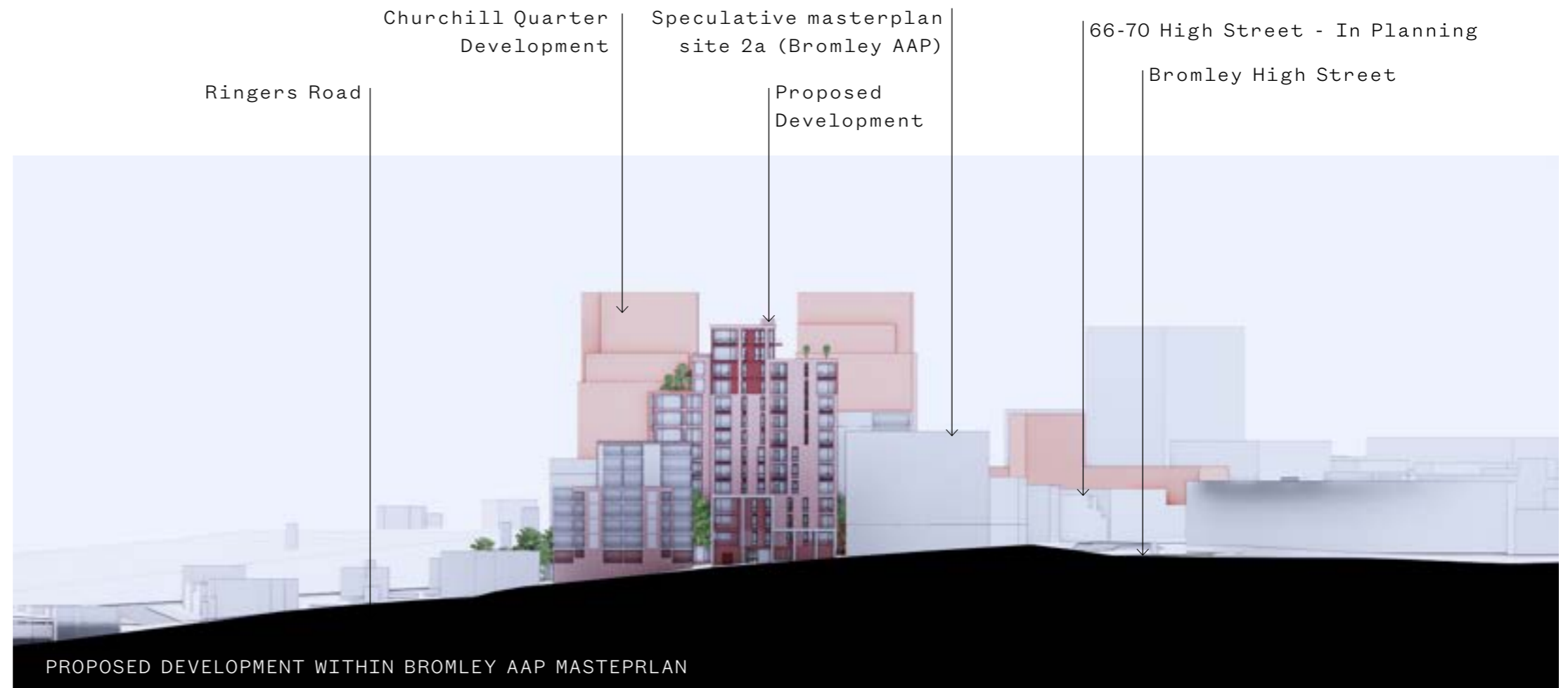
Form, Scale & Mass

The proposal has considered it's surrounding context, resulting in the proposed stepped form.

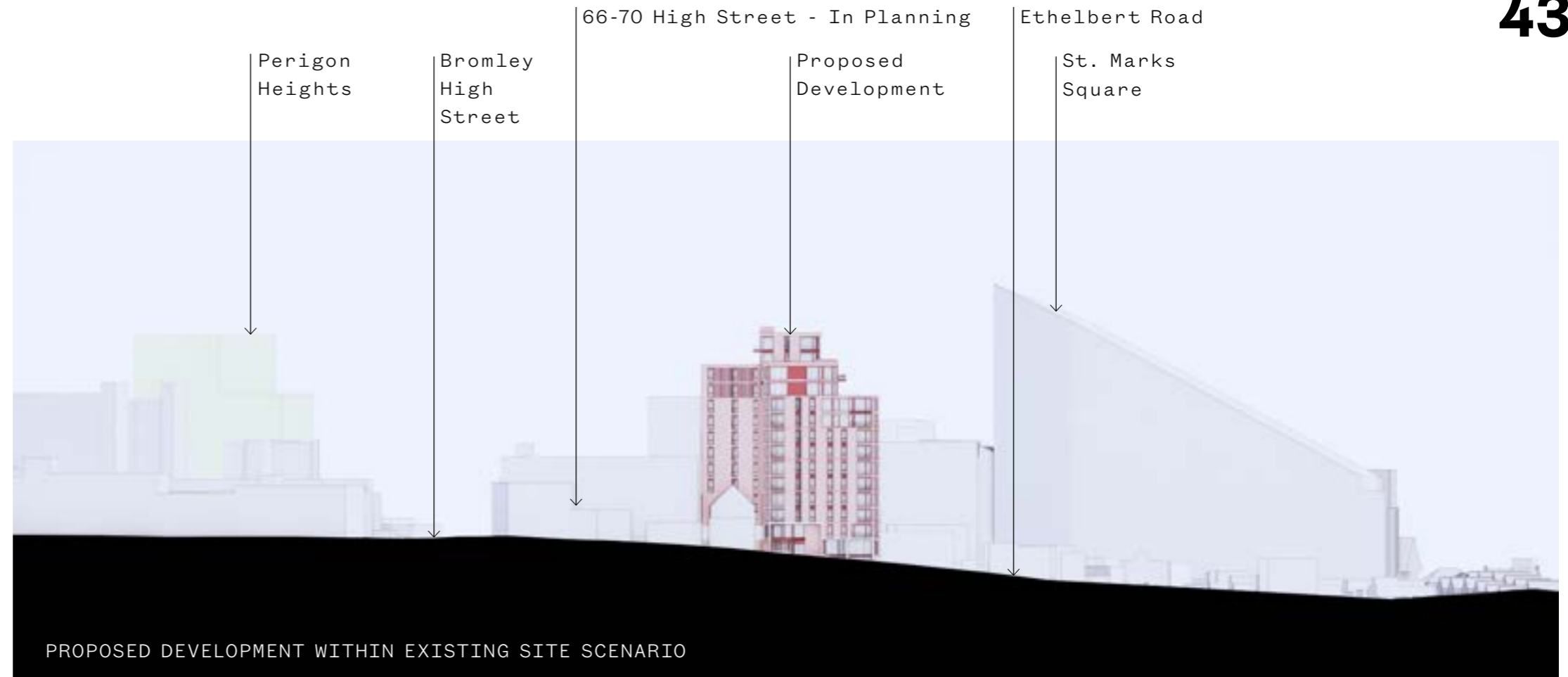
- Churchill Quarter Development
- Proposed Buildings
- Speculative Future Masterplan site 2a
- Bromley AAP: Masterplan Site G10
- Recently Completed: Perigon Heights



SITE SECTION LOOKING NORTH ON RINGERS ROAD



- Churchill Quarter Development
- Proposed Buildings
- Speculative Future Masterplan site 2a
- Bromley AAP: Masterplan Site G10
- Recently Completed: Perigon Heights

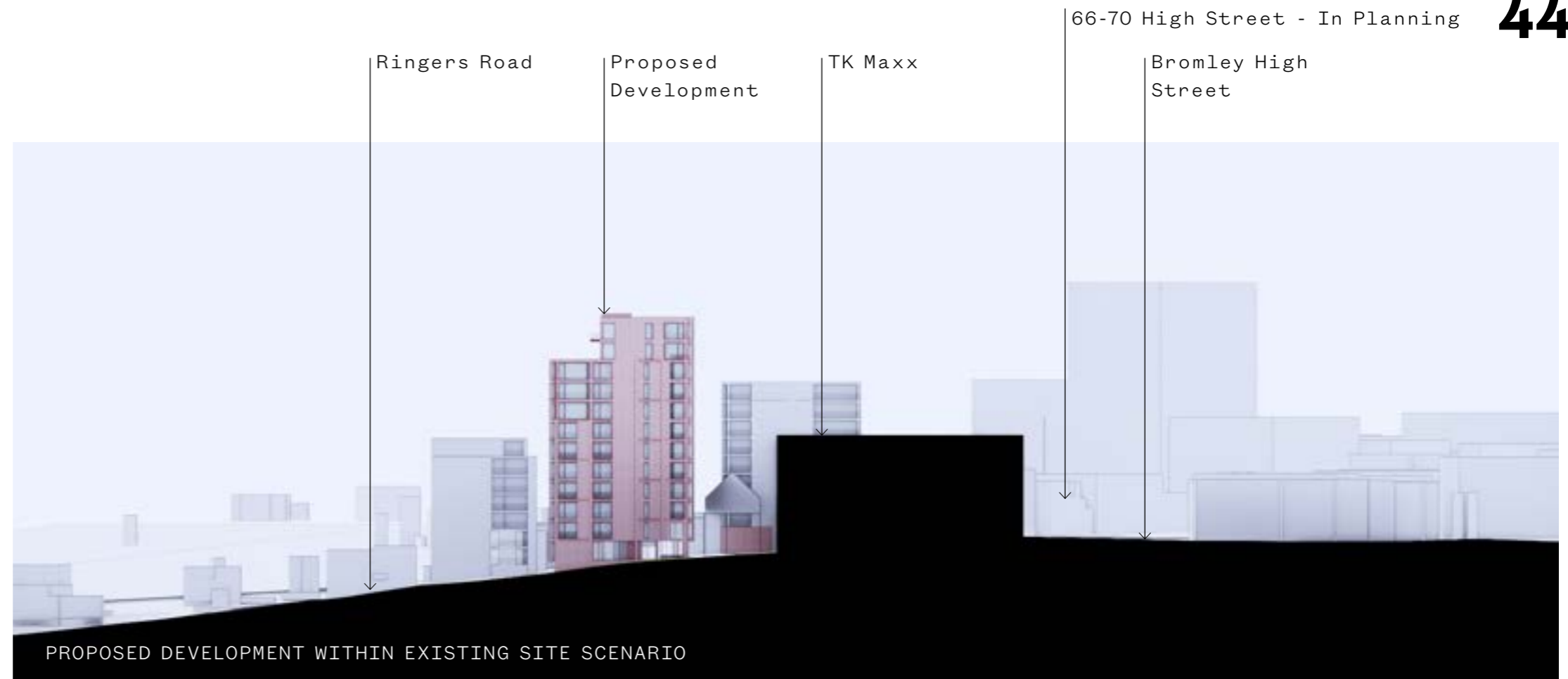


SITE SECTION LOOKING SOUTH ON ETHELBERT ROAD

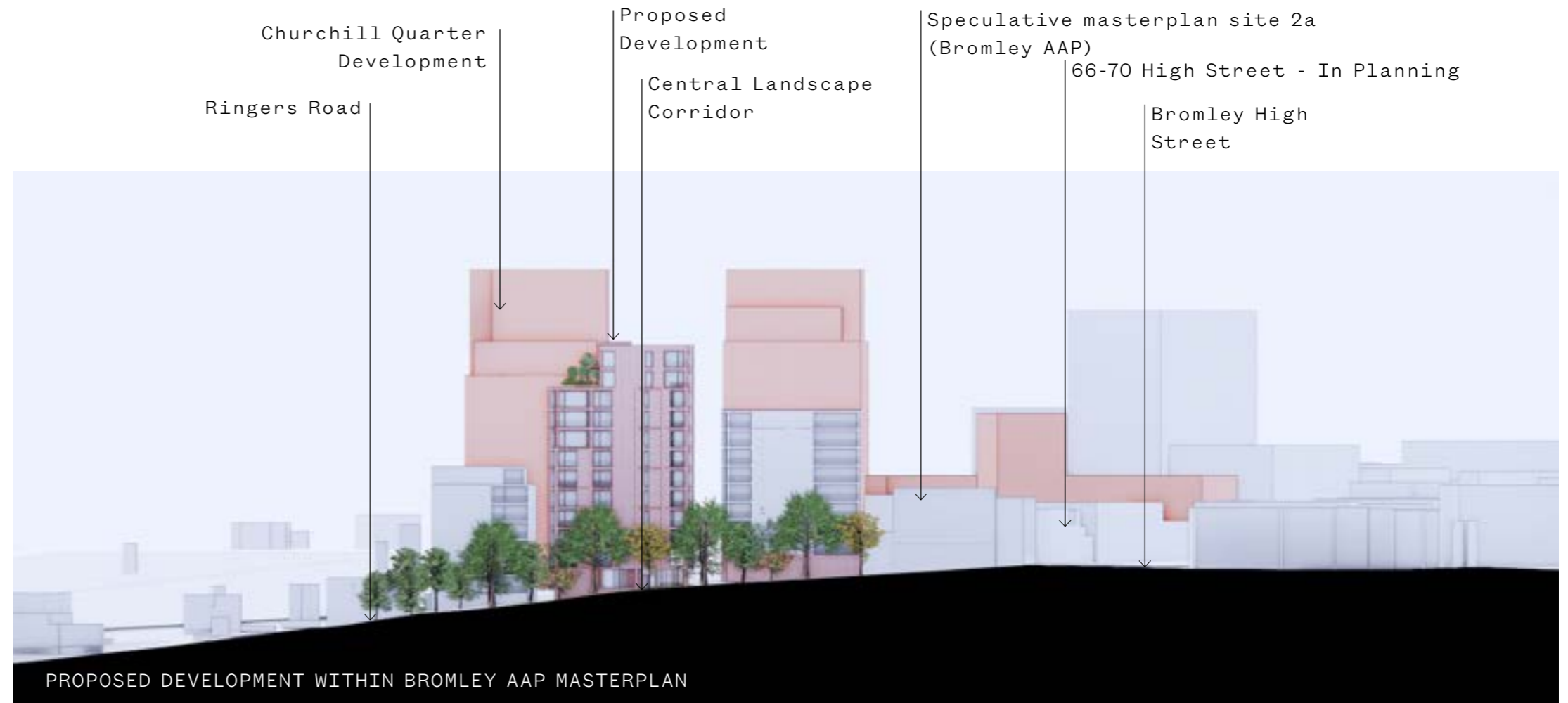


Form, Scale & Mass

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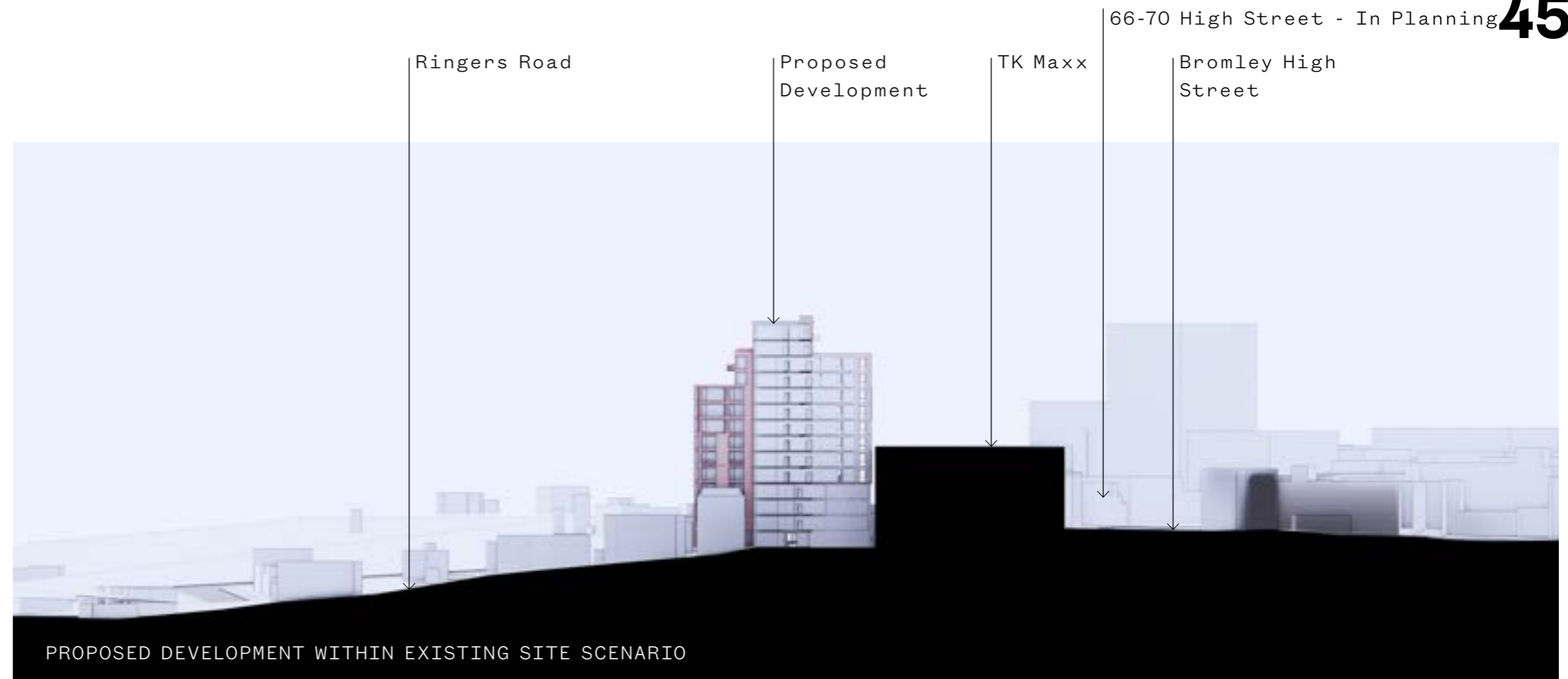


SITE SECTION LOOKING NORTH THROUGH COURTYARD



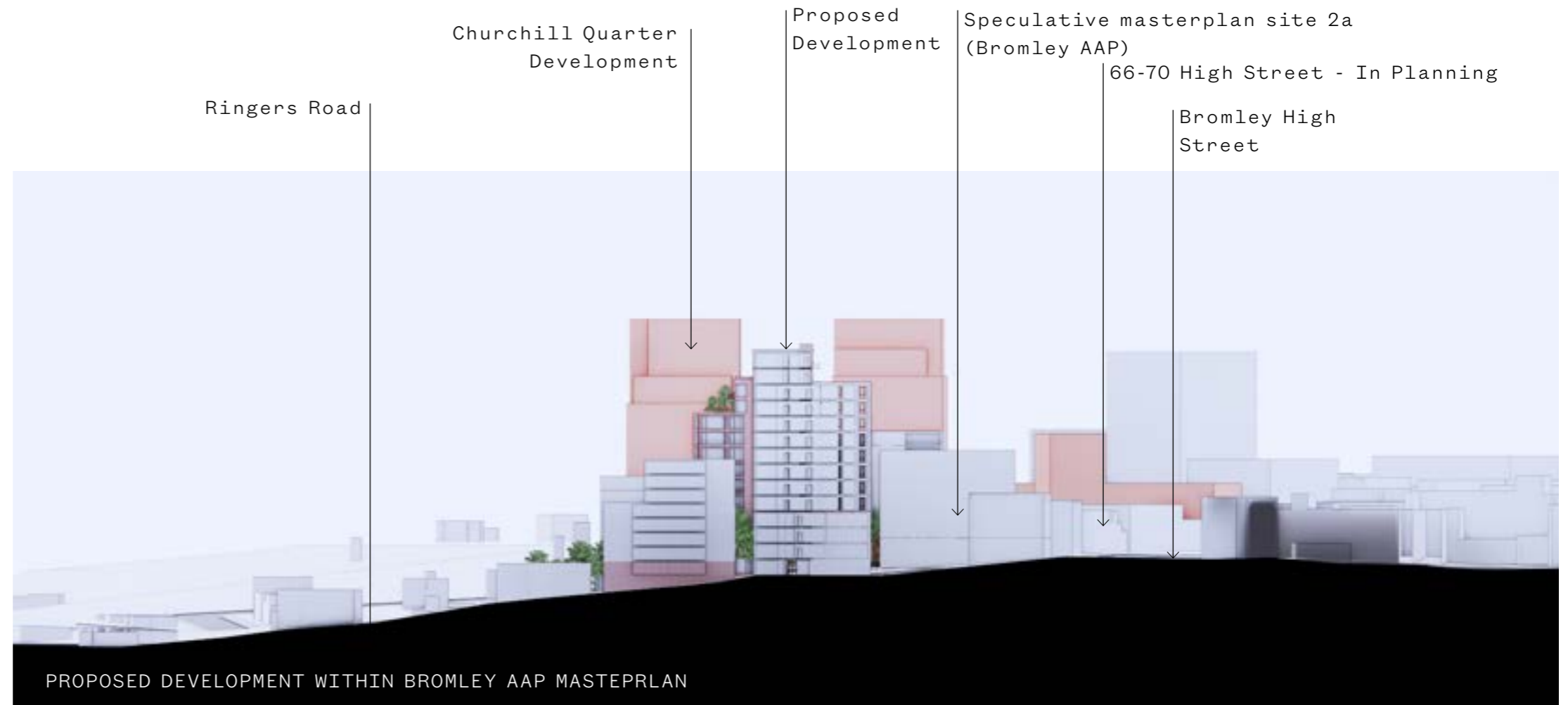
Form, Scale & Mass

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PROPOSED DEVELOPMENT WITHIN EXISTING SITE SCENARIO

SITE SECTION LOOKING NORTH THROUGH BLOCK A



PROPOSED DEVELOPMENT WITHIN BROMLEY AAP MASTERPLAN

Block A: Appearance and Materials

Green roof

Green roof with inset terraces



Inset balconies

Concrete columns

Vertical metal detail



Vertical brick feature banding



Inset brick panels



Textured brickwork



Brick and metal contrast

Block A: Appearance and Materials



Metal fascia between windows

Vertical grouping of windows



Diagonal balustrade detail with corner detail



Concrete columns

Vertical metal detail



Street level plinth with vertical metal louvres to base of Block A

Block B: Appearance and Materials



Vertical brick feature banding



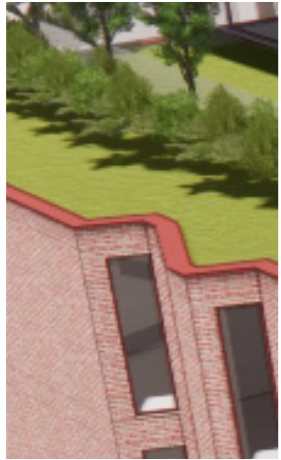
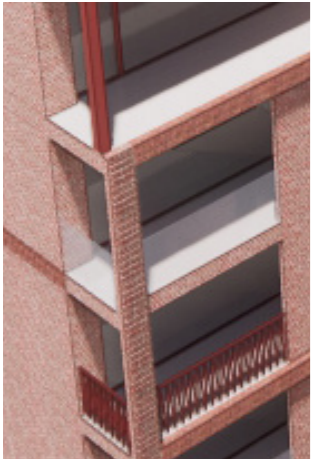
Inset brick panels



Textured brickwork



Brick and metal contrast



Block B: Appearance and Materials



- Green roof
- Full height glazed commercial frontage
- Green roof with inset terraces



- Facing Brickwork
- Openable Windows
- Concrete Columns
- Inset commercial frontage



- Glazed Balustrade
- Inset balconies
- Angled window bays
- Detailed balustrade
- Horizontal Stacked Brick Feature Banding



- Inset brick panels
- Vertical Stacked Brick Feature
- Metal Fascia
- Horizontal Stacked Brick Feature

Landscape Design

This chapter has been prepared by ETLA Landscape Architects, alongside Holloway Studio Architects, On behalf of Substantia to illustrate the landscape proposals for Ringers Road, Bromley.

This chapter will describe the design of the public realm, consisting of:

- The proposed Site plan
- The future masterplan
- Proposed courtyard
- Ecology recommendations
- Drainage response
- Urban Greening Factor table

This report will explain how the landscape site plan and future masterplan was developed, the site wide strategies ,and the design for the external courtyard.

Due to the sloping topography of the site, the front boundaries of buildings along the street generally have a mixture of brick walls with steps and ramps. As a consequence the hard boundary treatments dominate the streetscene with occasional areas of vegetation in the front gardens albeit enclosed by high brick walls.

There are however pockets of larger existing trees especially to the rear properties which have limited public access. These areas provide a tranquil respite and the maturity of the trees provide a sense of enclosure and safety.



Example of residential properties adjacent to the Site



Properties adjacent to the Site include vegetation along frontages behind brick walls



Example of brick boundary wall and steps to frontage



Fenced off laneways with glimpsed views of trees at rear of buildings



Existing trees at the rear of properties



Planters with Hedgerow along the frontage of a recent residential scheme, providing privacy as well as a soft frontage of the building



The Site is located between two character areas, the Residential and High Street. The landscape design can draw influence from both and become a metaphorical connector between these two character areas as well as referencing the future character of Bromley as the town centre develops.

Key residential characteristics:

- Walls, steps and railings to front boundary
- Little or no vegetation to the front boundaries
- Mature tree coverage the rear
- Semi-detached & detached housing with private access paths to the side

Key High Street characteristics:

- Less tree coverage
- Raised planters
- Large areas of paved surfacing
- Shared pedestrian, cyclist and vehicle

RESIDENTIAL CHARACTER TO THE WEST



HIGH STREET CHARACTER TO THE EAST



The key motivation for the Courtyard is to offer an important green respite space for the residents. The design will see the utilisation of established trees (at the back of properties to the west of the Site), to frame the space. This will be further built upon through shade-resilient under-story planting.

The important connection to both Ethelbert Road and Ringer's Road will be achieved through sight lines, and consistency in the material palette. Throughout the courtyard, building's facade and frontages. Offering a satisfying visually cohesive look and feel.

Key elements:

- Retained trees
- Continuous material palette from courtyards to buildings
- Under-story shade tolerant planting along the perimeter of the courtyard.



As the Site will be built first, one of our key considerations is how the Site's open space will work independently from the wider landscape masterplan.

On its own, the Courtyard creates a key link between Block A and B, provides new seating, new tree planting and a new water feature, all of which contributes to creating a tranquil escape.

As the secondary road is not accessible as a part of the wider footpath network, on the temporary fencing at both ends, we will install planter boxes. This will essentially 'bookend the path' and give the illusion that it is in fact an intentional design element.

To break up the facade of the building, climbers in planter boxes will add an important green element.

Adjacent to the buildings, loose gravel maintenance access routes have been identified. Once the future masterplan is implemented, they will form part of a larger network of paths.

LEGEND

- SITE APPLICATION BOUNDARY
- HARD LANDSCAPE**
- PROPOSED PEDESTRIAN PATH (TOWN ACTION PLAN)
- PROPOSED SECONDARY PATH
- PATH FOR PRIVATE BUILDING ACCESS
- CLAY PAVING
- CUSTOM TIMBER SEAT TO ACT AS INFORMAL PLAY
- WATER FEATURE
- BOLLARD LIGHTING
- SOFT LANDSCAPE**
- AMENITY GRASS
- UNDERSTORY PLANTING
- RAISED PLANTER
- SHALLOW RAINGARDEN
- CLIMBERS IN TIMBER PLANTER BED WITH WIRES
- TREES**
- x TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED AND PROTECTED
Please refer to Chartwell Tree Consultants Ltd Agricultural Report, Dated 11 November 2020
- PROPOSED TREES
- TEMPORARY FEATURES**
- TEMPORARY FENCE WITH PLANTER BOXES



The Courtyard has been designed as a part of the Future Masterplan but also able to work and add value independently.

The pedestrian connection between Block A and Block B is proposed to reflect the materiality of the buildings, making it clear this is private access.

The proposed planting species for the beds, have been selected to withstand the shadow from the buildings, as well as taking visual cues from the understorey planting from the forests. This will be further complimented with a water rill. The sound of moving water will therefore add to the calming feel of the space.

Whilst the Courtyard will be enclosed by temporary fencing, two sections will be fitted with temporary planter boxes which residents could have once the fencing is removed.



TEMPORARY FEATURES

— TEMPORARY FENCE WITH PLANTER BOXES



BESPOKE TIMBER LEAVE SEAT/ PLAY ITEM

SECONDARY PATH WITH POTENTIAL FUTURE EXTENSION

RAISED GARDEN BED BY 600MM FOR TREE PLANTING



The Site will be part of a future masterplan and we have designed the landscape within this context. There is a central open space at the rear of buildings and several access points between proposed buildings.

The Bromley Town Centre Action Plan identifies an improved pedestrian access route through the Site which has potential to connect Ethelbert Road and Ringers Road through the proposed buildings. Private entrances to other buildings have been identified with a secondary circuit route throughout the Site.

To discourage the public accessing the rear entrances to buildings, a gesture of semi-private and public space have been identified. To the eastern part of the Site, adjacent to the improved public route, the character could be open and inviting. Whereas in the western part of the site the character could be more enclosed using a mixture of the existing trees and proposed vegetation to create a series of semi-private spaces separate from each other.

IDENTIFYING SPACES



Open space

Potential to incorporate the upgraded public pedestrian path within the building's design

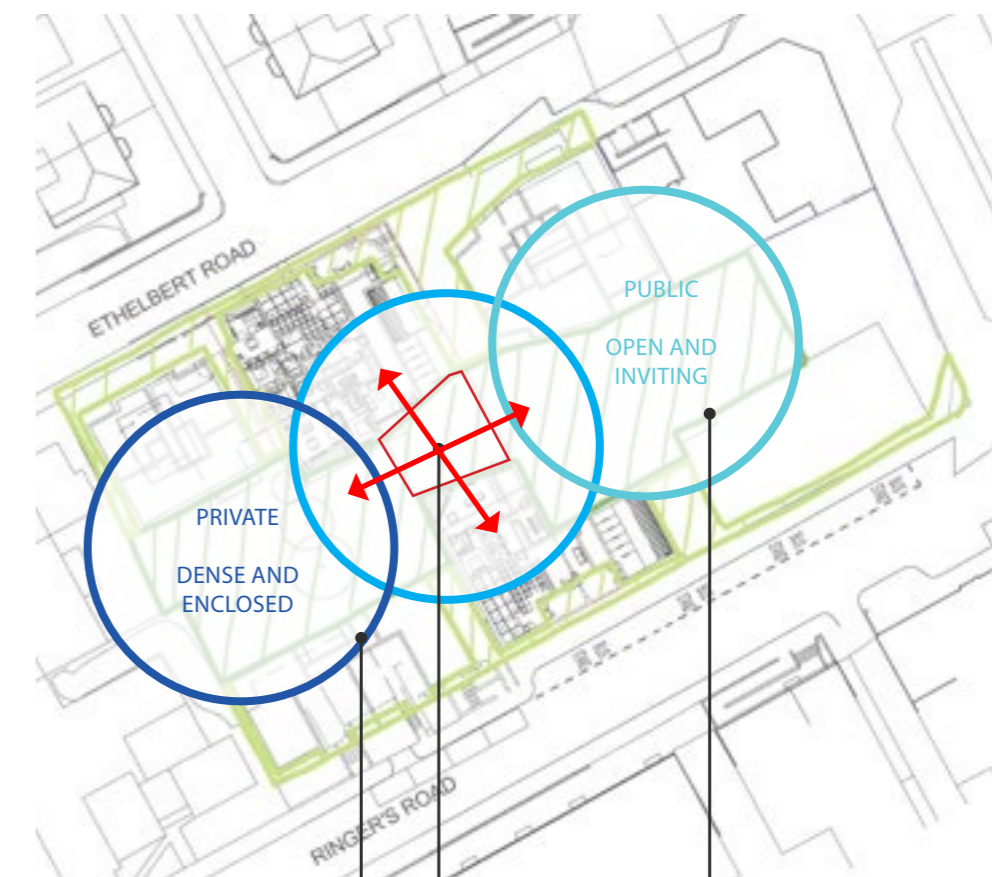
BUILDING ACCESS ROUTES



Secondary path connecting access points to the buildings within the wider masterplan

Private building access to match building's facade, indicating private access points

CREATING PRIVATE AND PUBLIC SPACE



The furthest point from the public path could be designed to be enclosed and dense with a series of private break out spaces

The courtyard connecting Block A and B could be designed to be semi-private whilst still accommodating the upgraded pedestrian route

Open space adjacent to the public route could be design to be open and inviting, encouraging use of the space to the public

LEGEND

- OPEN SPACE WITHIN APPLICATION BOUNDARY
- OPEN SPACE WITHIN FUTURE MASTERPLAN BOUNDARY
- OTHER OPEN SPACE BETWEEN BUILDINGS AND AT FRONTAGES



The proposed landscape courtyard would work with both the current and future masterplan scheme. Having identified a new public access path as a part of the Bromley Town Centre Action plan, the new public access path would be the main access route through the Site.

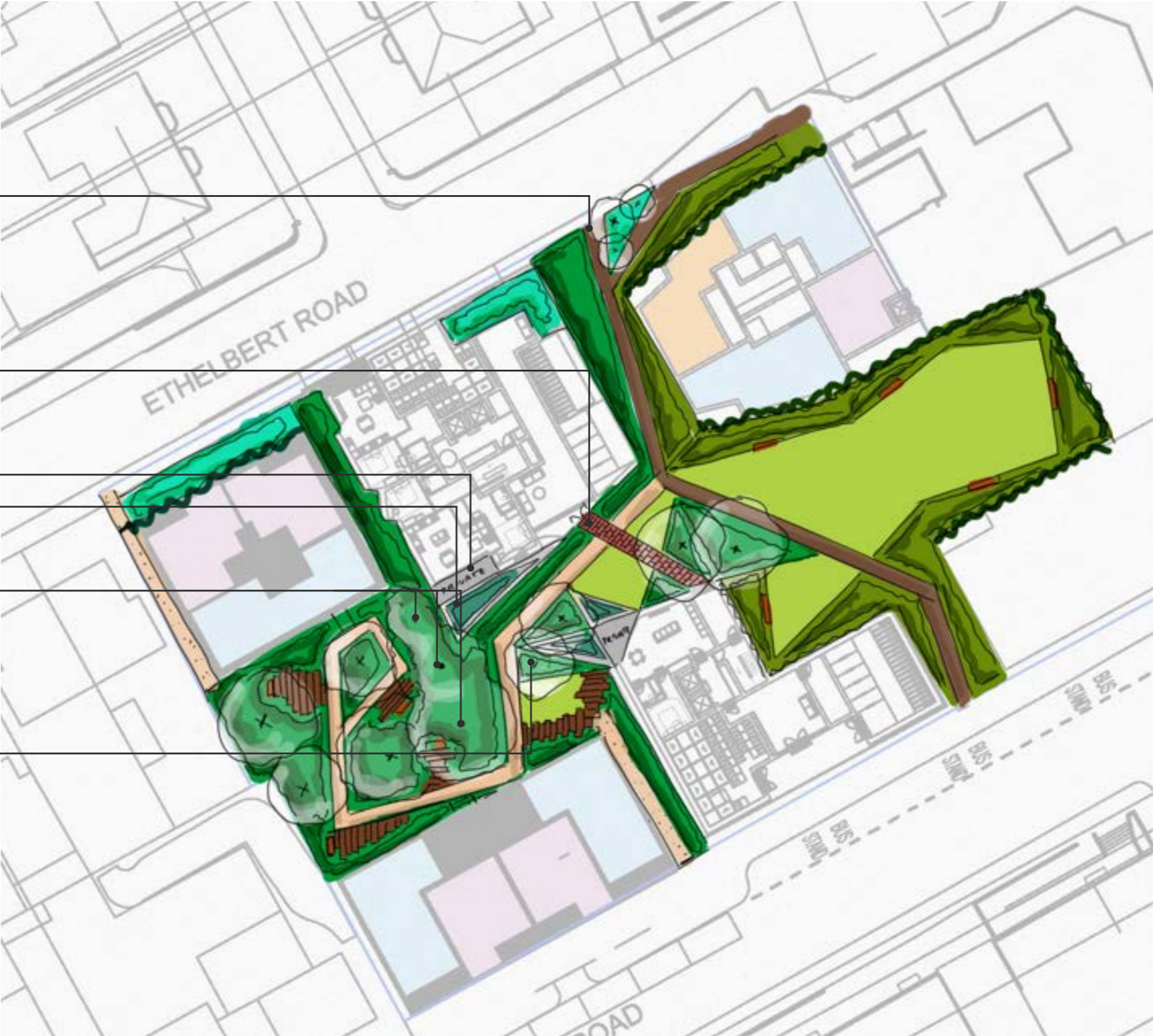
To retain a sense of private access to the rear of buildings, the Site is broken up into Public, Semi-private and Private space. In order to differentiate the spaces, different materials could be used to help identify this as well as different planting pallets.

Where it is most public, a Wildflower Meadow theme emerges. Wide open amenity grass with tufting grasses around the border to create open inviting space off the main path. Where the secondary path is located, the material changes as well as the planting type. Existing and proposed Trees with understory planting create a dense enclosed space with private spaces not visible from the main path.

LEGEND

-  PROPOSED TREES
-  APPROX. LOCATION OF EXISTING TREES TO BE RETAINED
-  CLIMBERS ON WIRES
-  AMENITY GRASS
-  WILDFLOWER MEADOW
-  UNDERSTORY PLANTING
-  RAISED GARDEN BEDS
-  ORNAMENTAL PLANTING
-  PROPOSED PEDESTRIAN PATH (TOWN ACTION PLAN)
-  PROPOSED SECONDARY PATH
-  PATH FOR PRIVATE BUILDING ACCESS
-  TIMBER SLATS EMBEDDED IN GARDEN BED
-  TIMBER BENCH SEATING

- New public access path
- Red brick path marking private access to Block A and B
- Private balcony
- Raised garden beds for privacy to balcony
- Existing trees to be retained
- Proposed trees



The overarching concept behind the Landscape Masterplan is to provide a series of public-private environmental spaces for a range of users from residents to users of the public footpath, offering all respite from the hard surfaces and urban spaces around them

The new public pedestrian path responds to the Town Centre action plan. This will offer an open and inviting amenity grass with public seating adjacent to the path in the east, which would encourage all users into the space.

A secondary path that will branch off the main path towards the west, will lead residents to a series of private spaces and entrances to buildings.

The path will wind between the existing trees, and along with under-story planting and will create a sense of escape from the surrounding urbaneness.

LEGEND

- SITE APPLICATION BOUNDARY
- ZONE 2A BOUNDARY
- HARD LANDSCAPE**
- PROPOSED PEDESTRIAN PATH (TOWN ACTION PLAN)
- PROPOSED SECONDARY PATH
- PATH FOR PRIVATE BUILDING ACCESS
- CLAY PAVING
-  CUSTOM TIMBER SEAT TO ACT AS INFORMAL PLAY
-  TIMBER SLATS EMBEDDED IN GARDEN BED
-  TIMBER BENCH SEATING
-  WATER FEATURE
- SOFT LANDSCAPE**
- AMENITY GRASS
- WILDFLOWER MEADOW
- UNDERSTORY PLANTING
- ORNAMENTAL PLANTING
- SHALLOW RAINGARDEN
- CLIMBERS IN TIMBER PLANTER BED WITH WIRES
- TREES**
-  TREES TO BE REMOVED
-  EXISTING TREES TO BE RETAINED AND PROTECTED Please refer to Chartwell Tree Consultants Ltd Agricultural Report, Dated 11 November 2020
-  PROPOSED TREES
-  APPROX. LOCATION OF EXISTING TREES TO BE RETAINED



Landscape Sections and Elevations

The landscape section through the Courtyard shows the level change between block A and B. This is where there are two break-out areas divided by the pedestrian path.

The two elevations show climbers plants located to the front elevations of Block A & B. At the base will be raised planter boxes with climber wires to encourage growth. These will be attached to the building and provide much needed vertical soft landscaping helping to break up the existing hard boundaries on the street.



SECTION 1 - COURTYARD



- Block B entrance
- Private path
- Permeable resin bound gravel
- Rill Channel water feature
- Raised planter
- Shallow Raingardens

ELEVATION A - BLOCK A



Trachelospermum jasminoides in red brick planter box grown up stainless steel wires

ELEVATION B - BLOCK B



Hedera colchica in red brick planter with stainless steel wires

The planting design has been inspired by dense forests to help mitigate shadowing from the buildings. Species were selected through consultation with Ecologists aiming to provide ecological benefits for the local ecology.

WILDFLOWER MEADOW
Where the most sun will enter the courtyard, species have been selected to create an interesting boarder to the central amenity grass space.



UNDERSTOREY PLANTING
Due to intense shadowing in the north-western portion of the Site, the species are selected to replicate understorey planting of a forest and therefore suitable for shaded areas.



SHALLOW RAINGARDEN
As a part of the SuDs strategy, two shallow rain gardens are proposed to help with drainage on Site with appropriate species.



GREEN WALL
As the frontages does not have space for vegetation, climbing plants are suggested in 0.5m wide planters boxes. Plants will be encouraged to grow up stainless steel wires attached to the building.



TREES PROPOSED
Trees proposed are to be of a suitable species in size for a courtyard, whilst adding year round interest. The species selection will take into account the shady nature of the space, and will also aim to not create further shade with a dense canopy.



TREES TO BE REMOVED

TREES TO BE RETAINED AND PROTECTED

Please refer to Chartwell Tree Consultants Ltd Agricultural Report, Dated 11 November 2020



UNDERSTOREY PLANTING



Brunnera macrophylla
'langtrees'



Polypodium vulgare



Dryopteris filix-mas



Polystichum setiferum



Fatsyhedera lizei
'Annemieke'



Bergenia 'Silberlicht'



Liriope muscari 'Monroe White'



Dicksonia antarctica



Fatsia japonica 'Spider's web'

WILDFLOWER MEADOW



Cynosurus cristatus



Festuca rubra



Briza media



Sanguisorba officinalis



Daucus carota



Galium verum



Geranium pratense



Leucanthemum vulgare

SHALLOW RAINGARDEN



Astilbe chinensis
'Purpurlanze'



Penstemon digitalis
'Husker red'



Calamagrostis x actufflora
'Karl Forester'



Rodgersia pinnata
'Superba'



Helianthus 'Capenoch star'

GREEN WALL



Hedera colchica - Nouth



Trachelospermum jasminoides - South

TREES PROPOSED



Acacia dealbata



Ginkgo biloba 'Princeton Upright'



Amelanchier lamarckii



Malus Evereste multi stem

Materiality has been chosen to create a hierarchy of paths, from public to private. White permeable resin bound gravel cutting through the courtyard highlights the improve Pedestrian Path as per the Town Centre Action plan, red brick pavers reference the proposed building's façade and their private access whilst the silver resin bound gravel is a connecting path through the courtyard offering future

links as outline in the masterplan. The use of Hoggin self binding gravel is to give a sense of informality to areas that are to be only accessed for maintenance purposes.

The proposed water feature will have the appearance of flowing through the courtyard as a rill channel. This will

create a visually and mentally calming focal point as well as being a visual feature with soft lighting in the evening.

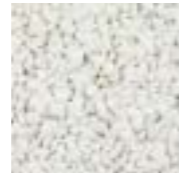
LEGEND

— SITE APPLICATION BOUNDARY

HARD LANDSCAPE

PROPOSED PEDESTRIAN PATH (TOWN ACTION PLAN)

White decorative Permeable Resin Bound Gravel or similar approved.



PROPOSED SECONDARY PATH

Titan Silver Permeable Resin Bound Gravel or similar approved.



PATH FOR PRIVATE BUILDING ACCESS

Aquata red colour permeable clay paver from hardscape or similar approved.



CUSTOM TIMBER SEAT TO ACT AS INFORMAL PLAY
Custom timber seating with carved leaf design or similar approved.
Timber from a certified sustainable source.



WATER FEATURE

Rill Channel water feature. Custom made pre-cast concrete frame.



MAINTENANCE ACCESS PATH

Ares colour permeable clay paver from hardscape or similar approved.



RAISED GARDEN BED

0.6m high timber raised bed.



Timber from a certified sustainable source.

BOLLARD LIGHTING

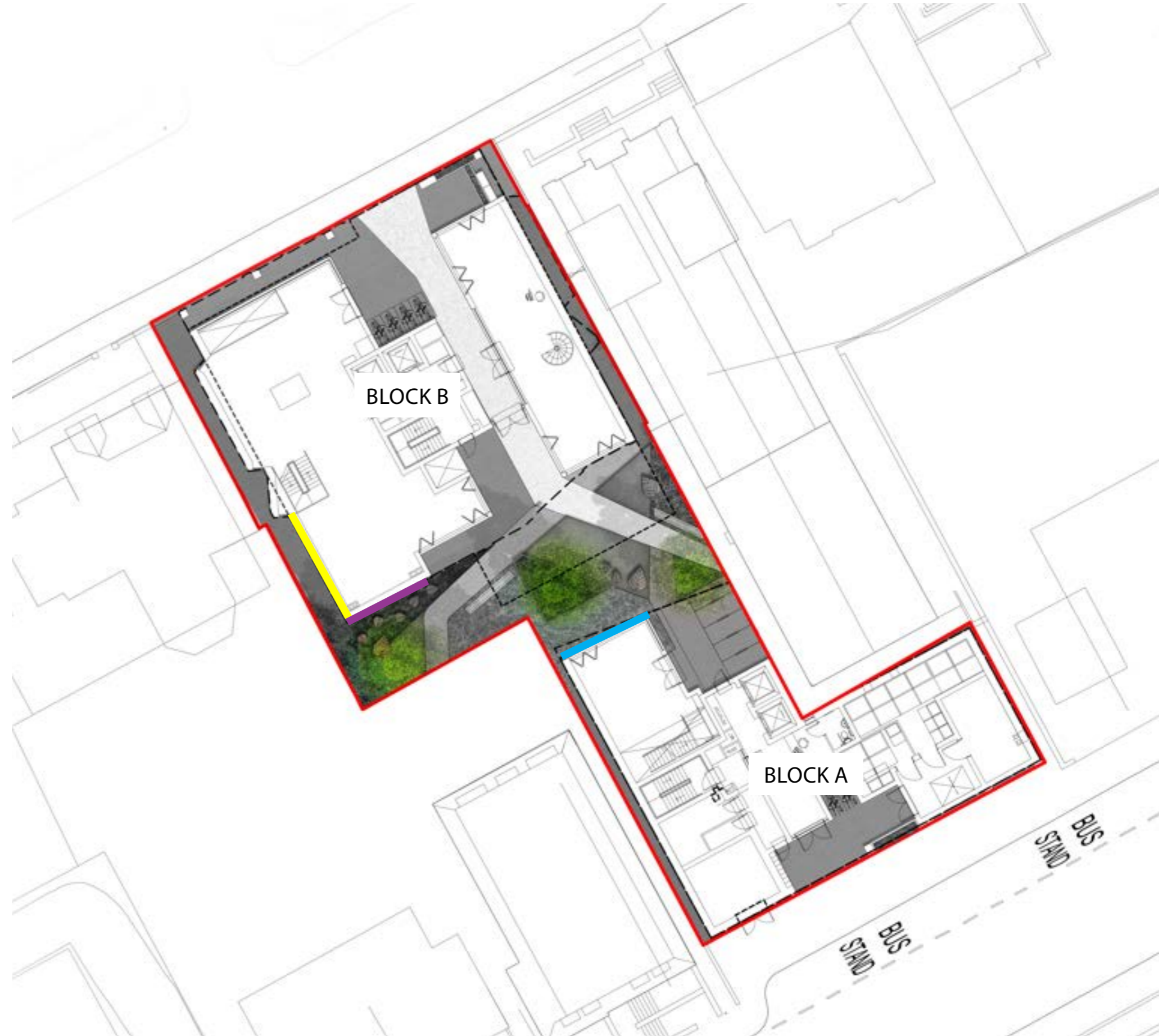
Low glare exterior lighting bollard.



As per the Tyler Grange preliminary 'Ecological Appraisal and Preliminary Bat Roost Assessment' (dated 19th of November 2020), as the Site is predominantly existing buildings, hard standing and amenity grass, most of the habitats to be lost are of negligible ecological importance, and no specific mitigation is required.

Through consultation with Consultant Ecologists, several items have been suggested to encourage Ecology within the proposed development.

Bird boxes, Swift boxes and Bat boxes have all been recommended with suggested locations marked on the plan. Some plant species also have been selected through recommendations by the Ecologist, please see the planting page for details.



ECOLOGY

BAT BOX
 These will be able to be attached to a tree, building or pole. They need to be located away from light at 3-5m in height, facing a south-west direction.



GENERAL BIRD BOX
 These will need to be made from reinforced metal around the entrance to prevent damage by squirrels, placed away from the reach of cats.



SWIFT BOX
 These will need to be positioned a minimum 5m above ground, facing northwest or north easterly direction.



A variety of SuDs features have been proposed to assist with surface water on Site. The proposals allow for permeable footpaths throughout as well as are several areas of garden bed, amenity grass and shallow rain gardens.

The two rain gardens will be shallow and capture the water as it drains south to the shallowest point of the courtyard. The species proposed are suitable for periods when the rain garden will hold larger volumes of water. A small berm to the southern side of the garden has been introduced to will prevent water building up against Block A.

- LEGEND
- PERMEABLE PAVING
 - PLANTED AREAS
 - SHALLOW RAINGARDENS
 - AMENITY GRASS



Surface Cover Type	Factor	Area (m2)	Calculation
Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site.	1	12.8	12.8
Wetland or open water (semi-natural; not chlorinated) created on site.	1	0	0
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptions .	0.8		0
Standard trees planted in natural soils or with a minimum of 25 cubic metres soil volume per tree (preferably with load-bearing substrates and connected pits) – see Trees in Hard Landscapes for overview	0.8		0
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code (2014).	0.7	554	387.8
Flower-rich perennial planting – see Centre for Designed Ecology for case-studies	0.7	34.7	24.29
Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studies	0.7	34	23.8
Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidance	0.6		0
Standard trees planted in individual pits with less than 25 cubic metres soil volume.	0.6	3	1.8
Green wall –modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview	0.6	3.5	2.1
Groundcover planting – see RHS Groundcover Plants for overview	0.5		0
Amenity grassland (species-poor regularly mown lawn).	0.4	42	16.8
Extensive green roof of sedum mat without substrate or other systems that do not meet GRO Code (2014)	0.3		0
Water features (chlorinated) or unplanted detention basins.	0.2	3.5	0.7
Permeable paving - see CIRIA for overview	0.1	153	15.3
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0
Total Site Area		840.5	485.39
		Score	0.57750149