

5 Valued Environments

Supporting Text

5.1.20 Tall buildings are those that exceed the general height of their surroundings and cause a significant change to the skyline. Much of the Borough is not considered appropriate for tall buildings due to the established suburban character of the Borough. However, potential may exist for such development to be considered in town centre locations which benefit from good public transport, exhibit an existing local built character that would allow for taller buildings, and where no harm would be caused to heritage assets, the wider historic environment or important views. The adopted Bromley Town Centre Area Action Plan identifies potential sites for tall buildings within the town centre.

Policy 48

Skyline

The Council will require developments which may impact on the skyline to demonstrate how they will protect or enhance the quality of the views, vistas, gaps and skyline listed below.

Supporting Text

5.1.21 The presence of a view or vista listed below will need to be taken into account in the design quality, configuration, height and site layout of new development or extensions to existing developments which may impact them. Views will need to be considered to ensure intrusive elements are not introduced whether in the foreground, middle ground or background through a visual impact assessment. The Council will work in partnership with neighbouring boroughs where there are cross-boundary views and settings so that these are positively managed.

5.1.22 Views of local importance:

- From Addington Hills of panorama across Crystal Palace, Penge, Beckenham and Greenwich towards Shooters Hill, Isle of Dogs and Blackwall Reach
- From Crystal Palace Park of Bromley, Beckenham and West Wickham
- View over City and Docklands from Hayes Common
- View over City and Docklands from Walden recreation ground, Chislehurst
- View of Croydon town centre from Village Way, Beckenham
- View of Keston Ridge from southern section of Bromley High Street
- View east over Kent from Crofton Road, Orpington
- View west and south from Martins Hill
- View of eastern and western skylines of the Ravensbourne Valley
- View from Chelsfield Green looking North towards the Cray Valley

5.1.23 Landmarks:

- St George's Church, Bickley

- St Edmunds Church, Beckenham
- Churchill Theatre and Library, Bromley
- Crystal Palace BBC TV mast
- Keston Windmill

5.1.24 Major Skyline Ridges:

- Keston Ridge
- Crystal Palace