

Building Height

- 4.7.20. The majority of buildings within the town range between 2-5 storeys. However, south of Elmfield Road, some buildings are up to 10 storeys high. Current government guidance encourages higher density development in town centres. Permission has also been given for a residential development on the site of the old annex to the Army & Navy store for a residential development consisting of two buildings of 11 and 9 storeys. The Council will give very careful consideration to proposals for taller buildings and it will be necessary to ensure that any proposals for new taller buildings are of the highest standard of design and take fully into account the character of the surrounding area and mitigate possible environmental impacts.
- 4.7.21. The potential locations for taller buildings identified in the Key Diagram have been based on the urban design and townscape analysis set out in Appendix 5. It includes topographical considerations, as well as views into, out of and within the site. The relationship to the Conservation Area is also a key consideration.
- 4.7.22. The urban morphology of Bromley is driven by its topography. The topography of Bromley Town Centre drops gradually away from Tweedy Road in the north to Bromley Station in the south (approximately 15m change in elevation), while the change in elevation from the east to the west is much more dramatic with a steep valley wall dropping over 25 metres in less than 500 metres with some short lengths of steep gradient (greater than 1:10 fall).

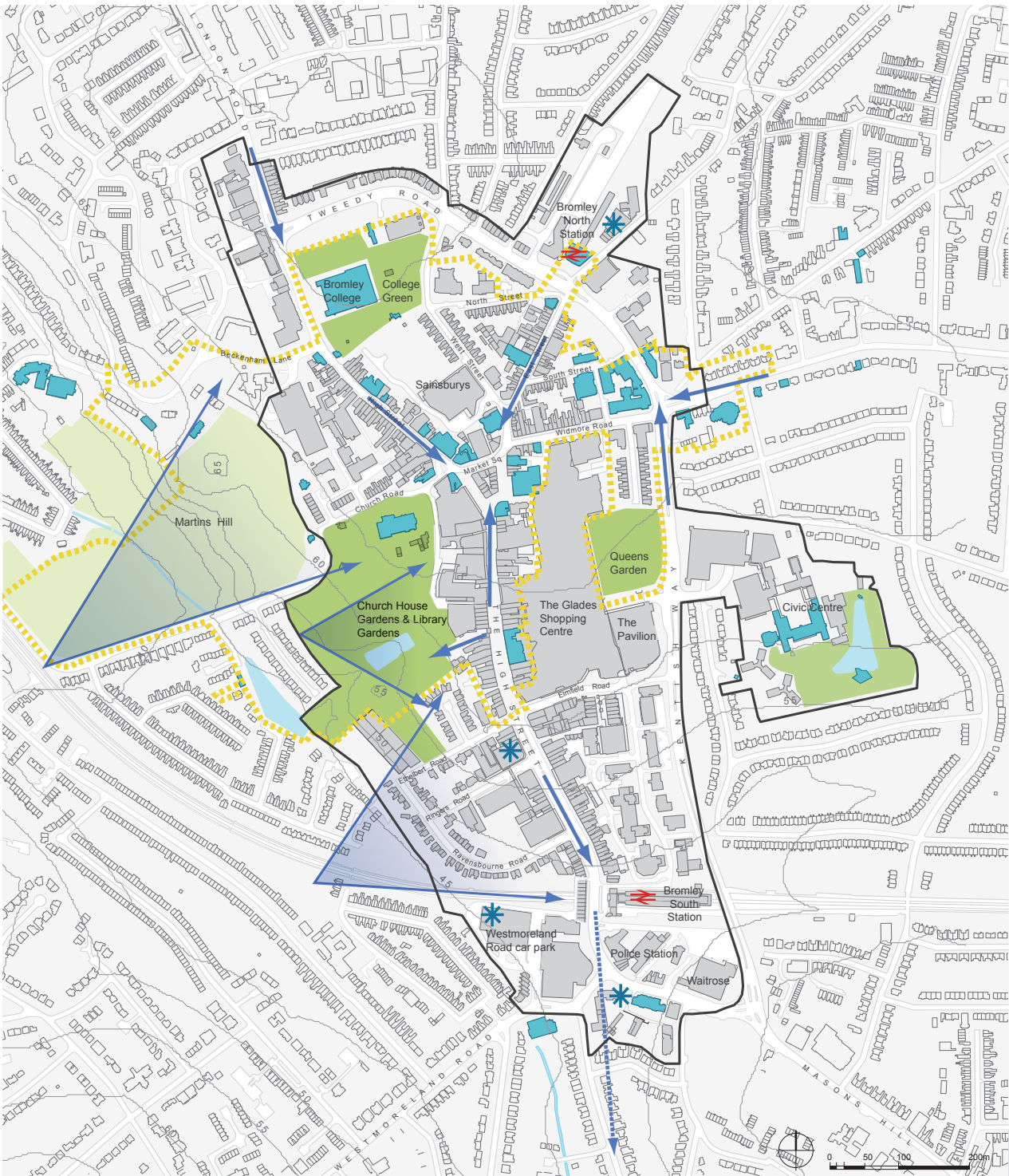
Policy BTC19

Building Height

There may be potential for the development of taller buildings in locations identified on the Key Diagram subject to design and environmental considerations, impact on listed buildings and the Bromley Town Conservation Area, impact on views of the Keston Ridge and integration with the surrounding area.

Proposals for taller buildings will be required to follow the guidance set out in the English Heritage/ Commission for Architecture and the Built Environment's Guidance on Tall Buildings (2007). An assessment will be required as part of any planning application. In particular, it will be necessary to take account of key views and vistas and impact on the character of town centre and Conservation Area and residential amenity

(UDP Policies BE1 and 2 and 4B.1, 4B .2, 4B .3, 4B .4, 4B .5, 4B.6, 4B.8, 4B.9, 4B .10, 4B .11, 4B .12 of Consolidated London Plan (2008))



Views and Protected Sites









-  AAP/ town centre boundary
-  Listed and locally listed buildings
-  Bromley town conservation area boundary
-  Protected parks and open spaces
-  Key views
-  Key vistas
-  Long distance views
-  Possible locations for tall buildings

Diagram 4.3 Views and Protected Sites