



APPENDICES TO PROOF OF EVIDENCE OF KAREN DAYE

PINS Reference: APP/G5180/W/24/3340223

LBB Reference: 21/05585/FULL1

Appellant: Ringers Road Properties Ltd

Address: 2-4 Ringers Road and 5 Ethelbert Road, Bromley BR1 1HT

Proposal: *Demolition of existing buildings and construction of a mixed use development comprising residential units, ancillary residents' facilities (including co-working space) and commercial floor space (Use Class E) across two blocks, along with associated hard and soft landscaping, amenity spaces, cycle and refuse storage (Revised scheme incorporating a second stair into Block A and Block B, internal layout and elevational changes, and changes to the on street parking bays and footpath along Ringers Road and Ethelbert Road).*

JUNE 2024

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APPENDIX 1

ETHELBERT CLOSE



View looking towards site from Ethelbert Close



View looking towards site from Ethelbert Close



View from front garden 1-2 Ethelbert Close

ETHELBERT ROAD/ ETHELBERT COURT



View looking north-east along Ethelbert Road from opposite No.13 Ethelbert



View looking north-east along Ethelbert Road from rear amenity of Ethelbert Court

SALVATION ARMY (SA)



View standing south eastern corner of SA grounds parallel with rear elevation looking east toward rear elevation of No.64 TK Maxx (appeal site boundary to south) right of photo



Rear elevation of No.64 H/s, 2-4 Ringers Road parapet wall, Henry House in background



View of roof / parapet wall of 2-4 Ringers Rd with flank elevation of No.6 Ringers Road in view standing in south western corner of SA grounds



View looking across roof of 2-4 Ringers Rd toward flank elevation of No.6 Ringers Road

SALVATION ARMY



Window in western flank wall at rear of SA (children's room) and rear elevation window



View of eastern flank window at rear of SA (Children's room) which looks out toward rear elevation of No.64 H/s TK Maxx

5 ETHELBERG COURT



View line standing rear garden of 5 Ethelbert Road looking south towards No.6 Ringers Road (Simpsons Road)



View from first floor rear window of No.5 Ethelbert Road looking toward No. 6 Ringers Road (Simpsons Court)

6 RINGERS ROAD, (SIMPSONS PLACE)



Rear elevation of No.6 Ringers Road



View from No.6 Ringers Road looking toward rear of No.5 Ethelbert Road

APPENDIX 2 – Summary Planning Balance Matrix

HARM <<

>>BENEFIT

<i>ISSUE</i>	Significant/ Substantial	Moderate	Limited	Neutral	Limited	Moderate	Significant/ Substantial
Housing Supply							✓
Affordable Housing							✓
Unit Mix						✓	
Heritage Impact			✓				
Socio-Economic Benefits						✓	
Future Occupier Living Conditions	✓						
Surrounding Occupier Living Conditions	✓						
Light	✓						
Design / Townscape	✓						
BNG /UGF/Net Carbon Zero					✓		