

13 Ethelbert Road,  
Bromley,  
BR1 1JA

**Re: 2-4 Ringers Road & 5 Ethelbert Road** on the 16<sup>th</sup> July, 2024. **Planning Inspectorate Reference = 3340223**

Written details of the topics I discussed in person during the opening day of the enquiry, during the session where Residents could talk.

We've now lived here for just over 2 years since our objections were submitted and so have more experience with living in the neighbourhood now – we've also started a family (26 month old & 2 month old boys) and therefore our outlook on certain issues have changed.

The buildings in question:

- 14 stories & 12 stories!
- Approx 300 people living in the building

Points to note:

- Additional to our comments on parking and disabled bays; we regularly have blue badge holders parking down our street and struggling to get close to the high street. Parking is always at a premium on weekends and often throughout the week (not usually in the mornings).
- Traffic is a nightmare, especially during December. We sometimes can't even leave our place with our car. Bromley Town Centre is a Cul de Sac and you want to add additional traffic. Despite no 3-bed flats, there will most likely be some families move into the building - having a family in Bromley means you require a car for practical reasons.
- Guaranteed there will be people with cars/want to get cars, especially if any families.
- Privacy - we will struggle to extend ourselves due to tight planning controls e.g. build above our garage as it will impede our neighbour's privacy and block light etc etc, yet it's ok to put a gargantuan building, 4 doors up the road.
- The design itself is fairly uninspiring, I know form follows function, but in all honesty, the St Mark's Square building is striking in the sense that it isn't bland!
- It mentions ASHPs for communal areas(?), but also GAS BOILERS for heating! Passive cooling for heating apartments (I'd like to see how that will go in summer). The building is not as environmentally friendly as it could be.
- Sunlight assessment - I know they don't care about sun, but we'd like to decarbonise and install solar panels and be more environmentally friendly etc. it was also taken on 21st March, so it will be worse than this for 6 months of the year!!! We experience a temporary block of sunlight from St Mark's Square 240m away, which people don't think would be an issue given its distance from our place.

- Battle with GP appointments - now with min. 300 more people fighting for appointments (my wife is a Doctor, used to work in A&E for the NHS and so acutely aware of the pressure in A&E due to lack of GP appointments).
- Privacy with kids - can't play in privacy. I did notice the comments about less windows on the East/West facing elevations, something about angled windows?! We appreciate the importance of having private space for kids, which this proposal does not have. Also, having no private kids play area will be detrimental to families living in the building.
- We have the only private [air pollution monitor](#) (open in a Browser other than Chrome) in central Bromley, it is a part of the [Fresh Air Bromley](#) network - there will be excessive air pollution during construction and then addition pollution once built due to extra vehicles and traffic hold ups.
- Our toddler attends a play group at the Salvation Army, so it is integral to the local community.

Kind regards,  
Daniel Round-Turner & Dr Kim Booyesen