

Babbacombe Road Residents' Association

Association Meeting - 19th September 2017

Minutes

Welcome from the Chair. Introduced:

Jim Brunt – Director, Be Living

Louise Rodgers – Director, HardHat (Public Relations)

Peter Vaughan – Architects, Broadway Malyan

Apologies from **Simon Chatfield** – Operations Director, Be Living

Jim Brunt

The development is **Build to Rent with** no property for sale. Be Living principally funded by Pension Funds (some UK, some international). Scheme will be fully managed scheme with on-site maintenance manager. The scheme will approach local services (eg restaurants, gym, car club) for preferential rates and invite the community into the building as well. Daniel Watney are the Planning Consultants and they have a heritage consultant KM Heritage

Site context and development:

Formal examination later this year of Local Plan which encompasses Sherman road and the broader area. Local Plan proposed 525 units in Bromley North over assorted heights up to 17 storeys.

Build to rent:

All apartments are open-plan and fully furnished. There will be a residents' lounge. Fixed 3 year rental term, although residents can leave before this. Some business space available on ground floor, possibly offices.

Peter:

Site context: The site has to engage with a wider community – sustainable developments and on public transport locations. Bromley North has this potential for a dense development as it is a principal transport hub. Total 525 anticipated units. Comprehensive regeneration area here beyond this development

Proposals: Listed station building is a focus and are they are liaising with Historic England to ensure a sensitive proposal. Proposed materials match local architectural colours and textures.

Will try to improve how the station can operate, including new front terracing.

All units will have their own balconies. Build quality is high and a commercial driver.

Clean materials and balconies for all. One of the terraces is communal.

Height: A dense urban scheme is the reality.

Questions and Comments

What about parking?

Jim – Scheme proposes 200 units, with no parking. In general renters have fewer cars than owners.

Patrick – parking is already a major issue. Denying parking permits is one method tried elsewhere in the town centre but tenants simply park elsewhere. Effectiveness of this method needs to be properly evaluated and an integrated policy agreed before plans proceed.

Peter – This is ‘generation rent’ – Non-ownership of resources is common (eg Netflix, Uber). We cannot judge the following generation by our standards. The renters will not be owning cars

Comment - ‘Generation rent’ term is not about choice, it came about when young adults had little chance to become homeowners and had to live in rented accommodation.

Comment – modern constructions like this put parking underground

Comment - Assuming none of the new residents have cars how are they getting about?

Louise - Trains and busses

Comment - But the train to London is always very busy – will the network be increased?

Louise – full consultation with transport network still to be made. Many of the people might already live in the area, not everyone will be commuting

Comment - Transport from Bromley North would have to be improved – the shuttle is full at peak in mornings and evenings

What is the proposed height?

Jim - 21 stories at its highest.

Clear disagreement about appropriateness of this for the location

Peter – the building is away on the South, North and West side

Louise – we are still at the early stages of the Planning Process

Comments - Why was a 21 storey building chosen? Is it to maximise your profits? Bromley North Village is trying to improve. We see what happens at Bromley South. What makes you think it's appropriate? We have no other buildings of this height in the area

Jim – we are interpreting the Local Plan and assessment

Comment - We are not objecting to the concept, but just too high at 21 stories

Cllr Peter Morgan – the building is way too high, should be ½ the height. I will contest this.

Cllr Nicky Dykes – we already wrote in opposition to the plan, but the proposal has come back higher than the original. You are only looking at the most profitable solution

Comment - If you weren't given the approval for 21 stories and only 10 stories – would it still be financially viable, would you bother building it?

Louise – we do not know what the viable story development will be.

Comment – without Bromley Council's input you cannot support this. Your proposal bears no relation to council resources. Why can't you build a smaller development? It's all out of context, would you be prepared to build a building ½ the height right now?

Jim – We are following the Council's own Local Plan

Comment - How high are your current developments?

Jim – about 14 to 16 stories, there will be another consultation with Bromley Council next week

What about the wider area and infrastructure for police, schooling, fire access, clinics? On the plan – disabled people like to live on the ground floor, no apartments on the Ground floor?

Jim – residential units will not be at ground level as privacy required. Ground level will be concierge, offices, access for bicycles and bins etc.

Peter - Regarding fire-fighting – new buildings have sprinklers and residents should stay in their apartments

Louise – Infrastructure issues are the for Council to coordinate.

Who are you anticipating are the tenants of the apartment block?

Jim - BE will rent with onsite lettings team. It's one owner. This might be Be Living or a Pension Fund

Comment - Are they young professional couples

Jim – we know who rents our existing developments. It's a very mixed group.

Comment - **What is the rent on your cheapest flat?**

Jim - Unable to answer due to absence of Simon Chatfield from Be Living,

Patrick – **what is your estimate of tenant numbers?**

Jim – couldn't give an estimate. But anticipates some mix of Studio's, 1, 2 and 3 bedrooms – so at least 200 people.

How does this process fit in to the wider Site A development master plan?

Jim – we own properties on Tweedy Road. But the other side of the railway has multiple ownership so not sure how and when this will progress. We work with Network rail on this first phase

Patrick – Is there an attempt at a master plan for the area?

Cllr Nicky Dykes - local plan has plans to develop a Health Centre near Mason's Hill

Jim – This is the first phase of the larger scheme

Comment - Walking at Bromley North there are lots of To Let Signs – how do you know that there is actually a need for your product?

Louise – we are confident in the product and the financial appraisals are being done as part of the preparation

Jim – we think we have a great product that ticks the boxes of what renters want. We have done the market research.

Tony Banfield – it's adjacent to a conservation area. I can't see how this has been taken on board. Bromley North is a conservation area

Peter Architect – our specialist consultant KM Heritage has been involved. The height is not a negative

Cllr Ellie Harmer – when are you going to finish consulting? And do you know that Bromley North has no train on a Sunday?

Louise - Anticipate finalising planning application by end of this year. Will be led by Councillors as to whether additional consultation is required.

Slides from the presentation are available online [www.shermanroadbromley.co.uk]

AOB

Bromley Sci-fi day this Saturday

FREE walk around Bromley Town centre on the life and time of HG Wells who was born in Bromley North. Starts at 14h00 outside Primark

Meeting ends at 21:00