

York Rise Housing Development

Residents' Briefing

28th April 2021

rivingtonstreetstudio **MR**





Housekeeping

We kindly ask all attendees to:

- turn off their video/ camera and mute themselves if we have not already done so.
- turn off their videos during the main presentation
- raise their hand if they wish to ask a question or write in the text box

All questions will be taken at the end.

Contents



LBB Housing Strategy 2019-2029



York Rise Site information



Housing Development & Design



Questions & Feedback



London Borough of Bromley Housing Strategy 2019-2029

- Bromley, like many parts of the country and London in particular, is experiencing severe affordable housing pressures.
- To help meet this demand, the Council's Housing Strategy outlines plans for the next ten years to address housing pressures in the borough, by **building homes for Bromley residents**.
- The Strategy was developed by examining housing requirement within the borough, and how this can be addressed.

Housing in Bromley



Ownership

- Housing ownership
- 68% privately owned (buying with a mortgage or outright)
- 13% socially rented - 18,000 people living in socially rented housing in Bromley
- 14% private rented sector

Overview

- Housing overview
 - 3,457 households on the Housing Register
 - 2,940 households approached the Council as Homeless
 - 1,700 households in temporary accommodation. Nearly 80% of these households include dependent children.

Development

- Building & Development
 - Bromley Local Plan (2019) - average of 700 new homes per year until 2030
 - Strategic Housing Market Assessment (2014) - calculated potential need for approx. 1,320 new homes per year
 - London Plan (2021) - outlines a net target of 7,740 homes over the next ten years

The Council's Priorities & Goals

Building more homes



- Support the building of a minimum of 10,645 new homes in Bromley between 2015 and 2030
- Review further opportunities
- Ensure the affordable housing targets set out in the Local Plan are achieved.

Better quality, affordable homes



- At least 80% of homes built on Bromley Council-led developments will be affordable rent
- Review our approach to affordable housing targets in the Local Plan
- Improve standards and security of tenure in the social and private rented sector

Supporting vulnerable people



- Increase specialist needs accommodation
- Encourage developers to include specialist homes for older people in their schemes
- House every child leaving care within the borough

Prevent & tackle homelessness



- Seek to reduce the number of households in temporary accommodation and sustain this reduction
- Improve the perception and understanding of homelessness in the borough
- Increase the range of housing options available to young people to

Next Steps



To support housing demand within the borough, the Council will build more high-quality, affordable homes for Bromley residents. This will be achieved through the York Rise proposal by:

Developing a site that has been identified as 1 of 13 sites within the local plan for housing allocation and development.

Using innovative and modern construction methods to speed up development, whilst maintaining high standards.

Consulting with local residents, businesses and community organisations, to discuss and develop upcoming proposals.

To increase affordable housing supply on Council owned sites as permanent dwellings as affordable rent.

Site location

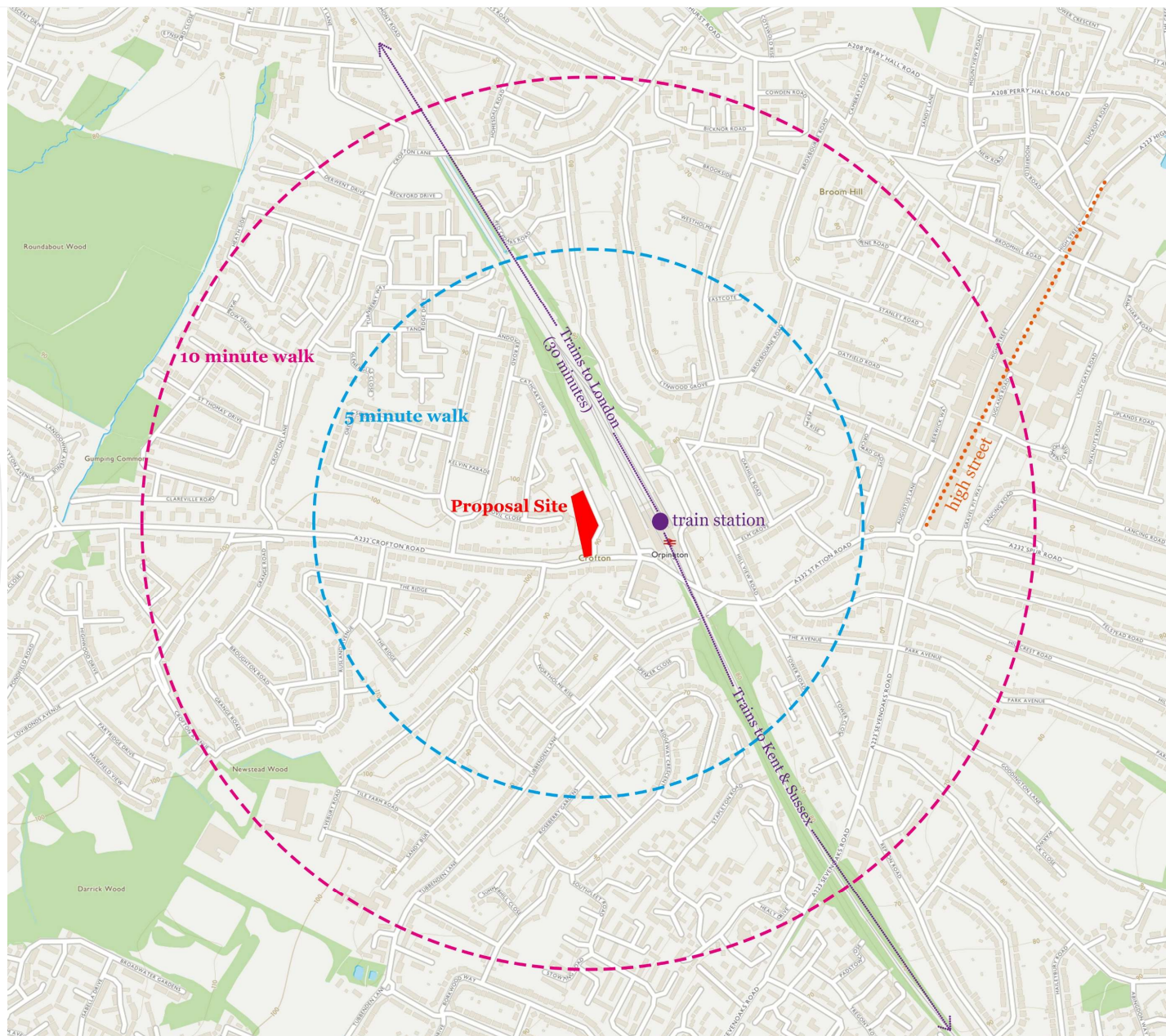
York Rise, Orpington, BR6 8PR

The site is 0.46 hectares in size and has been vacant since 2014.



Site connections

- Rail (2 min. walk) – 25 mins from Orpington Station to London Bridge
- Bus services (2 min. walk) – 7 routes from Crofton Road and 11 routes from High Street
- Local amenities (5-10 min. walk) – major supermarket and High Street district centre, with shops, restaurants and other services



Site information

- The proposal site is a vacant brownfield plot owned by the London Borough of Bromley, situated close to Orpington station.
- It is located 0.6 miles from Orpington High Street and has a Public Transport Accessibility Level of 6a, which indicates excellent access by public transport.
- The vacant site is overgrown with vegetation and has significant level changes throughout.
- Entrance is gained via a single, ramped access up to an elevated plateau, occupying the heart of the site.



Existing site photos



Design development

Design brief:

- Local Plan site allocation
35 homes
- Mix of 1, 2 and 3 beds
- Accessible homes
- Amenity and play space

Key site constraints:

- Levels
- Vehicle access
- Relationship to surrounding properties

Initial schemes:

- Fully flattened
- Terrace and flats



Scheme 1 – fully flattened



Scheme 2 – terrace & flats



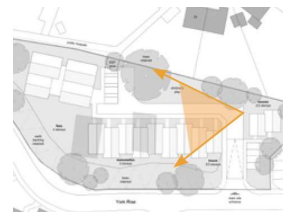
Current proposal

Key components:

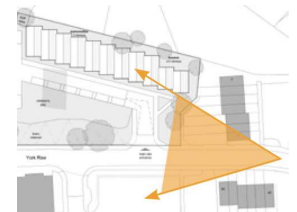
- Maisonettes, houses and flats
- Village green
- Pedestrian route
- Vehicle access



View within site



View from York Rise



View from Crofton Road



Site strategy

- Amenity space types
- Landscaping and biodiversity
- Parking and servicing
- Modular build



Timescales of Consultation

April-

- 2nd consultation event Wednesday 28th April 18.00- 19.00
- Receiving written comments on scheme and further development
- Surveys and other assessments

Submission of planning application to follow-

- Formal planning submission including design update
- Once submitted, Planning will formally consult on the scheme again and views can be submitted

Current construction programme-

- Regular updates prior to on-site construction
- Construction to start early Jan 2022 for 50 weeks
- Completion set for Christmas 2022.

Development Contact – questions/comments/queries:

- Housing.development@bromley.gov.uk

