

Welcome

Welcome to this public exhibition event regarding proposals for new, high-quality employment space to be developed on a site at Meaford Way/Oakfield Road, Penge. Legal & General Investment Management is preparing to submit a planning application to the London Borough of Bromley. Your feedback today will be invaluable as we refine the proposals before submitting.

The proposals will redevelop the site to provide new, purpose-built employment floorspace, capable of meeting the needs of modern businesses.

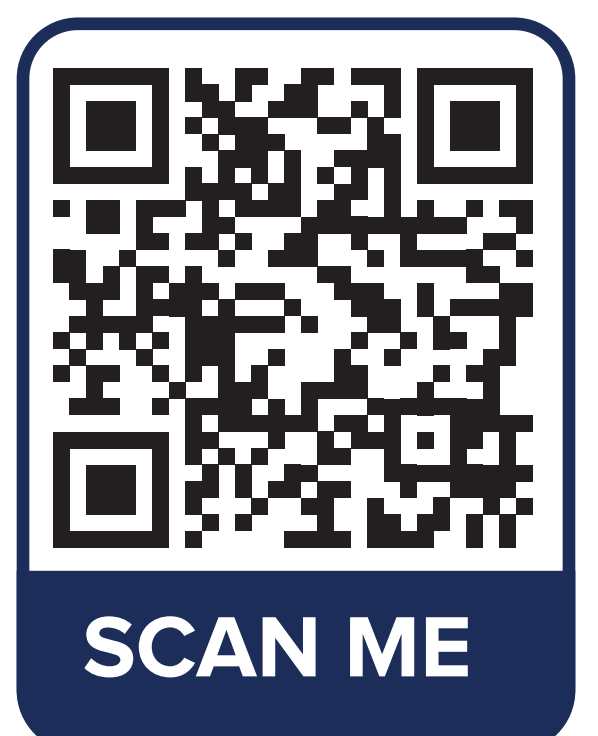
Situated just a short walk from Penge West railway station, the site has the potential to provide modern, high-quality industrial and employment space for Bromley. The proposals also feature new landscaping, car, and cycle parking for the site. We are targeting a highly sustainable development, aiming for BREEAM Excellent certification and an EPC A rating. The redevelopment will enhance the site's appearance, increase biodiversity, and introduce more greenery, including an enhanced soft landscape buffer between the site's Eastern boundary and the residences opposite.

Today you will have the opportunity to speak with our project team members, who are here to answer any questions you may have. We are working towards submitting our planning application in the coming weeks and greatly appreciate your feedback.

For more information, please get in touch via our dedicated consultation website at **www.meafordway.co.uk** ; or reach out to us directly at **info@meafordway.co.uk**.



www.meafordway.co.uk



The Site

The application site is currently in use as a works site, with some ancillary buildings supporting various industrial and retail businesses. It is set in a strip of similar buildings between Oakfield Road to the east, and the London Overground and National Rail train line to the west. Conveniently located just a short walk from Penge West station, the site is in a prime location for the development of an improved employment space.

Due to the age of the existing buildings, there are elements of the building fabric which are severely outdated and are therefore no longer suitable for modern industrial/employment space.

These elements would require significant investment to bring them up to modern regulations and standards. Additionally, the existing form and layout of the buildings and their loading yards are no longer suitable for the operational requirements of modern businesses. The existing site currently only facilitates two large occupiers, whilst the proposed scheme offers a variety of unit sizes allowing businesses of different scale and operations to occupy the site.

After careful consideration, due to the age and form, it was determined that retrofitting the existing buildings is not viable. Converting the current structures to meet current standards of building regulations, energy use, sustainability, and inclusive access standards would be impractical. Therefore, a new-build approach was considered the most feasible option to achieve the current requirements for building regulation compliance, and to deliver fit-for-purpose, modern industrial floorspace to meet the operational needs of occupiers.



Our Proposals

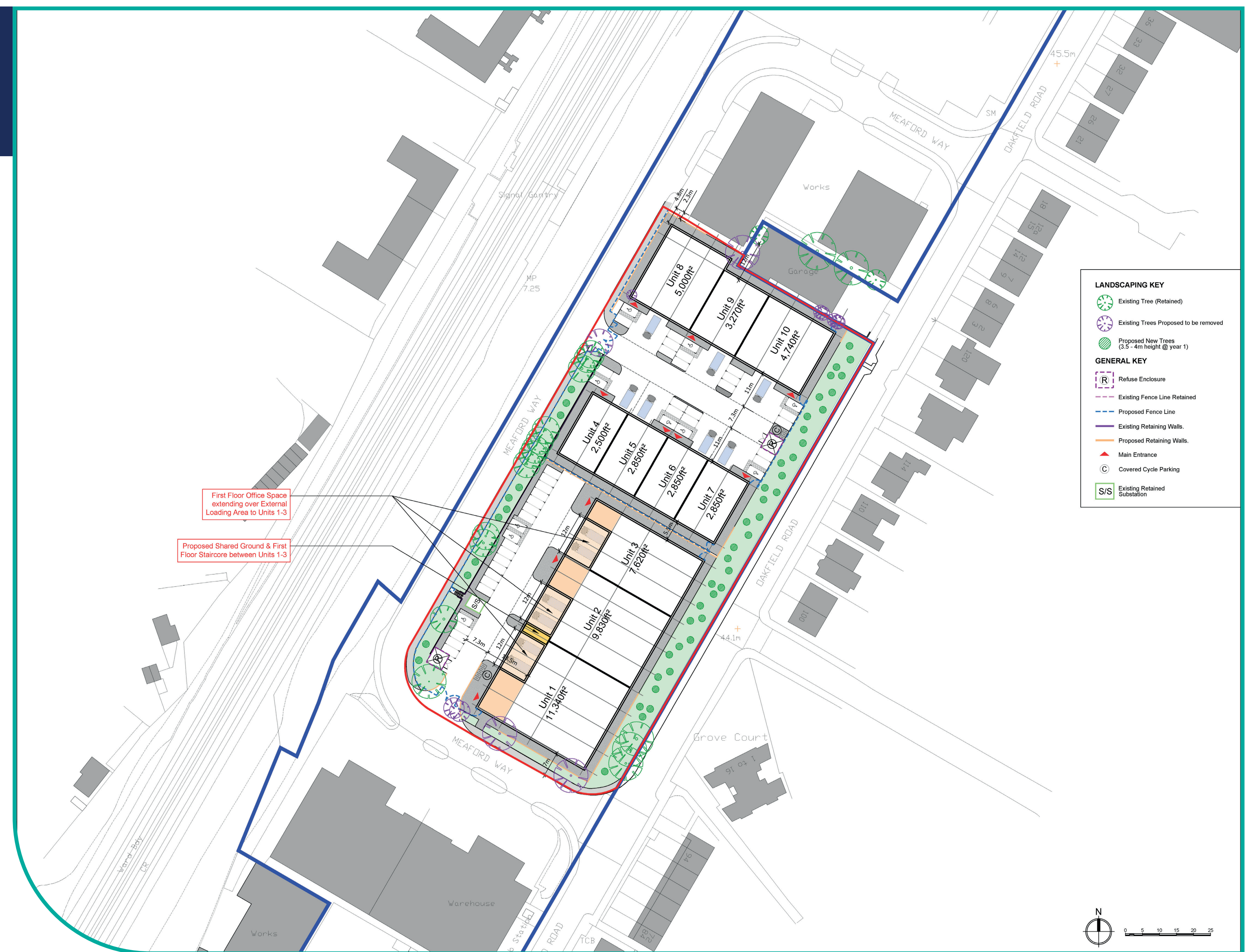
We have the chance at Meaford Way/Oakfield Road to develop employment space which serves the needs of a range of modern businesses, and ultimately delivers benefits to Bromley's local economy.

By developing new units in a range of different sizes, we can provide space to businesses of different scales, and at different stages of growth.

The proposed development consists of 10 new modern industrial units across three buildings totalling approximately 53,270 sq. ft. gross internal area (GIA):

- Units 1-3: These are the larger units, with individual GIAs ranging from 7,620 to 11,340 sq. ft. These units will feature entrance core areas and ancillary office space on the first floor. The external parapet level is 11.5 metres above ground. These units will share site access from the southwestern end of Meaford Way.
- Units 4-10: These are the smaller of the units with individual GIAs ranging from 2,500 to 5,000 sq.ft. They include entrance core areas, with flexibility for tenants to add ancillary space if needed. The external parapet level is 9.5 metres above ground. These units will have a shared site access off the northwestern end of Meaford Way.

Each individual unit will have its own designated loading/service yards and car parking zones. There will also be provision of secure cycle parking, refuse storage, and electric vehicle charging throughout the two aspects of the site as per LB Bromley's requirements.



Key Benefits

The redevelopment will transform the site, giving it a revitalised and modern appearance. The façade has been chosen specifically to be in keeping with the local street scene.

The project puts importance on sustainability and aims to achieve 'BREEAM Excellent, EPC A & NZC Operational Energy and Embodied Carbon'.

The proposed project seeks to achieve important biodiversity goals, incorporating greenery, foliage, and trees to enhance the site's aesthetics, especially for the residential premises opposite the Eastern elevation. The new proposed development will be set further back from the pavement on the Eastern elevation, creating a greater buffer zone of green space for the opposite residential area and allow significant planting along Oakfield Road.

To mitigate potential aesthetic and noise concerns, the yard of Units 1-3 will be located on the western side of the site, reducing noise levels that could affect the residential units opposite by utilising the building as an acoustic buffer.

All office windows face inward into the site, so no overlooking onto Oakfield Road and residential blocks.

The new building units serve as highly effective buffers, effectively mitigating any noise emanating from the service yards.



Image of to Oakfield Road demonstrating the limited landscaping and the dense overlooking from the existing office windows to the facing residential blocks.

3D MODEL IMAGE OF PROPOSED DEVELOPMENT

As the units are positioned to the North of the existing residential properties. Overshadowing from the units will be limited. This when combined with the set back from the road should eliminate any risk.

Proposed buildings set back approx. 8.5m back from existing building line giving increased landscaped area when compared to the existing built form. The proposed tree and hedge planting will add to the overall neighbouring amenity of Oakfield Road.

Thoughtful Layout and Orientation

Units 1-3 fully screen their yard and parking areas from residences on Oakfield Road, while the servicing areas for Units 4-10 will be screened through landscaping treatments along Oakfield Road.

We have increased the separation distance between the development and the facing residential properties along Oakfield Road from 23 metres to 31 metres by setting the building line further back. The adjustment reduces the general dominance of the proposed built form and allows for screening of the building through tree planting.



Hedge Wild flowers

Through locating office space in Units 1-3 to the western aspect, office space is removed from the eastern Oakfield Road elevation, which will help reduce any possible overlooking of the neighbouring residential properties.

Additionally, the new proposal further sets back the south facing elevation of Unit 1 along Meaford Way since the first version of the scheme which was shared with LB Bromley officers. This change directly addresses recommendations from the planning officers and further minimises potential adverse impacts on neighbouring properties.



Thank you/Next steps

Thank you for taking the time to consider our proposals for Meaford Way/Oakfield Road at this evening's exhibition. We hope you have found the information useful and would be delighted for you to submit your feedback on the scheme using the forms provided.

Following this consultation, we aim to submit a planning application to Bromley Council in the next few weeks. Your input is invaluable to us, and we welcome your suggestions on how we can further minimise any impact of the development on our neighbours.

Have a good evening!

Please feel free to get in touch via our dedicated consultation website at **www.meafordway.co.uk**; or directly at **info@meafordway.co.uk**

Timeline

1. Proposed Submission: July 2024
2. Anticipated Decision: December 2024
3. Start Demolition: January 2025
4. End Demolition: April 2025
5. Start Construction: May 2025
6. End Construction: December 2025

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