

Built Character

Heritage + Listed Buildings

Of immediate adjacency to Plot J is Bromley Hall School.

Built as a school for physically disabled children by the LCC/GLC Architects' Department under Bob Giles; Bromley Hall School opened in 1968 and was extended 1978-9. This closed in 2002 and the site has remained vacant. The building was listed Grade II in 2012 however it is on Historic England's Heritage at Risk Register where its condition is judged to be 'Poor'.

The building's significance lies in its architectural quality and meticulously planned spaces. It is described in the listing as 'one of the architecturally outstanding schools of the 1960s, combining intimate, child-scaled interiors with bold, expressive external forms reflecting the local industrial vernacular. This 'vernacular' is referenced in the tall, hipped roof forms rising to a canted roofline which top a series of linked classroom pavilions.'

Designed to sit within an intensely urban setting, the inward-looking building is very much isolated from its context by its 2m high perimeter wall. Its heritage significance does not rely on its setting, however the condition of its present setting, amongst brownfield sites and scrub, is a negative factor which somewhat affects the ability to appreciate its architectural and aesthetic merits.

Whilst the extents of Bromley Hall School are not included within this application, the design proposal has sought to sensitively respond to these considerations, iteratively evolving the massing proposals to ensure any effect on the school's setting is mitigated. Of particular scrutiny, has been the scale of the design at its North West corner to ensure the existing views to the school's roofscape from the A12 / arrival to Lochnagar Street is maintained. These studies are set out in chapter 6.0.

Further detailed information on the wider assets and listed buildings of the site, including Balfron Tower, has been set out in the Design and Access Statement: Masterplan. Please refer to accordingly.

Note: Above extracts taken from the Heritage statement prepared by Heritage consultants; Kevin Murphy Associates.

Further information about heritage assets is set out in the **Heritage Assessment** prepared by KM Heritage, and the **Design and Access Statement: Masterplan Revision A & Design and Access Statement Addendum**, prepared by Levitt Bernstein Architects



Historic imagery of Bromley Hall School



Modern day imagery of Bromley Hall School



Historic Isoetric drawing of Bromley Hall School

Aberfeldy Context

Contextual Grain

Patchwork

The history and built character of the Aberfeldy neighbourhood has been greatly affected by significant bomb damage and subsequent parcels of land development.

Aberfeldy's 19th and early 20th century network of terrace housing for dock workers had a clear street pattern, with strong east-west connections, and integration with the residential areas to the west of Aberfeldy.

Post WWII the 19th century Victorian grain of terrace housing was broken up into different sections with subsequent development within each, creating a 'patchwork' of interconnected but disparate areas. This is identified on the diagrams adjacent. The intersection of the two major roads (A12 and A13) further separated this Aberfeldy patchwork from its neighbours to the West and South.

Phase A's plots each occupy a distinct piece of this 'patchwork' and our proposals for each plot re-establishes connections, relationships and community links, whilst responding to the local context and built form. Each 'patch' of Aberfeldy's Phase A has a key role to play and a distinct character.

Through defining each patch's key character we can help to link and respond to both the existing and emerging context and how the community live, work, play, meet and travel across the neighbourhood.

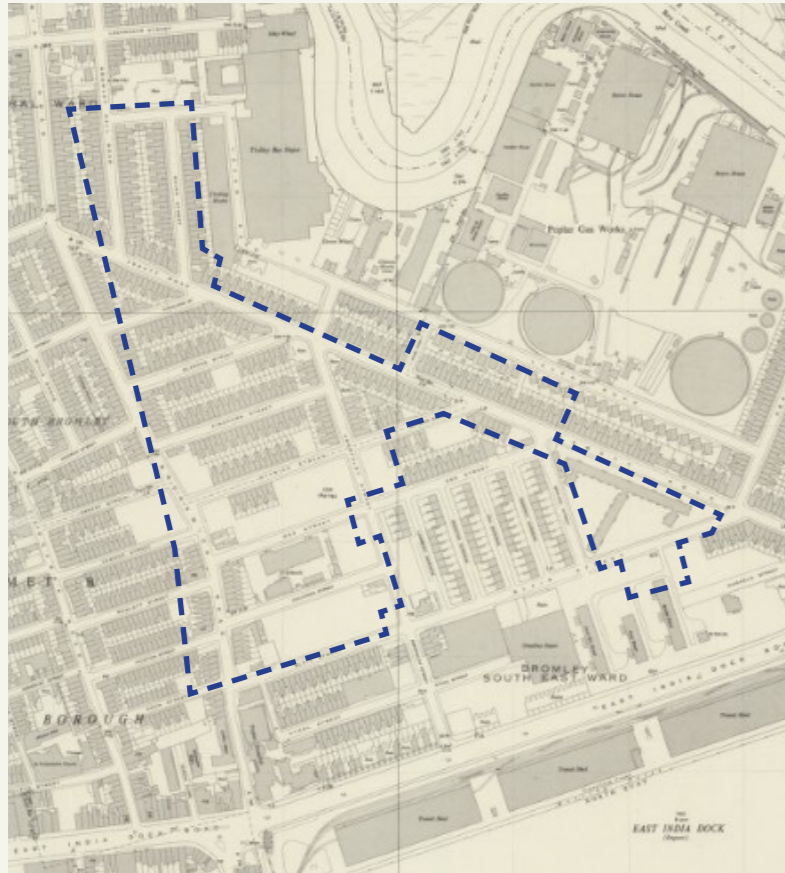
Further information on the detailed history of Aberfeldy is set out in the **Design and Access Statement: Masterplan Revision A & Design and Access Statement Addendum** prepared by **Levitt Bernstein Architects**



- Total Destruction
- Damage Beyond Repair
- Seriously Damaged; Doubtful if Repairable
- Seriously Damaged; But Repairable at Cost
- General Blast Damage, Minor in Nature
- Blast Damage, Minor in Nature
- Clearance Areas
- V2 Bomb
- V1 Bomb

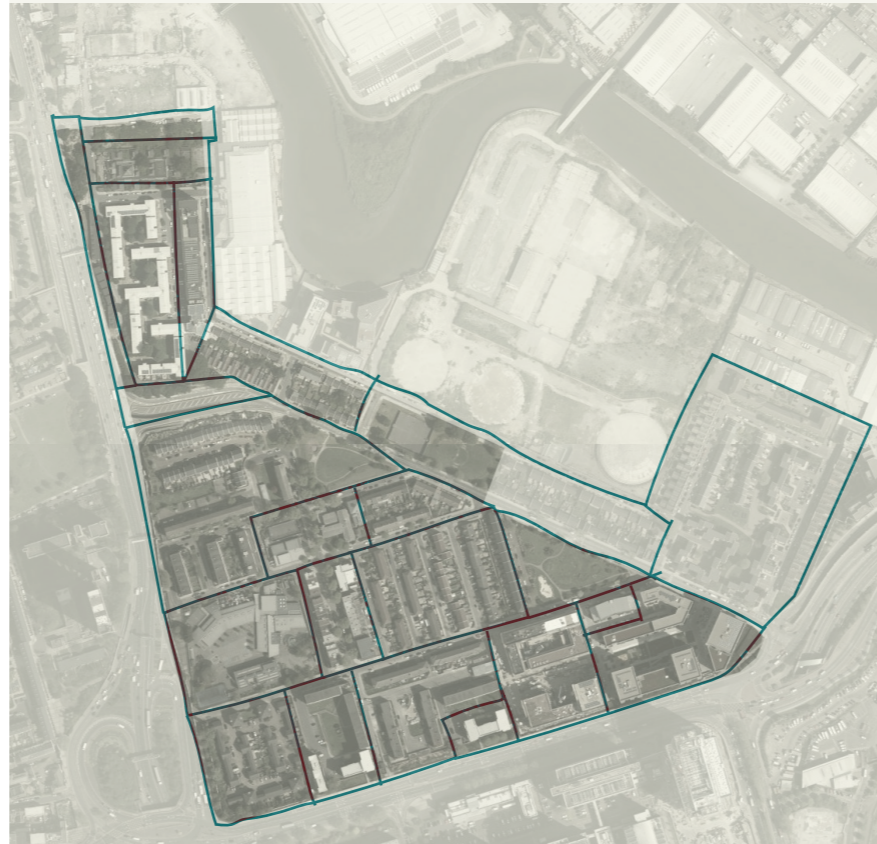
Patchwork

Identifying the Patches



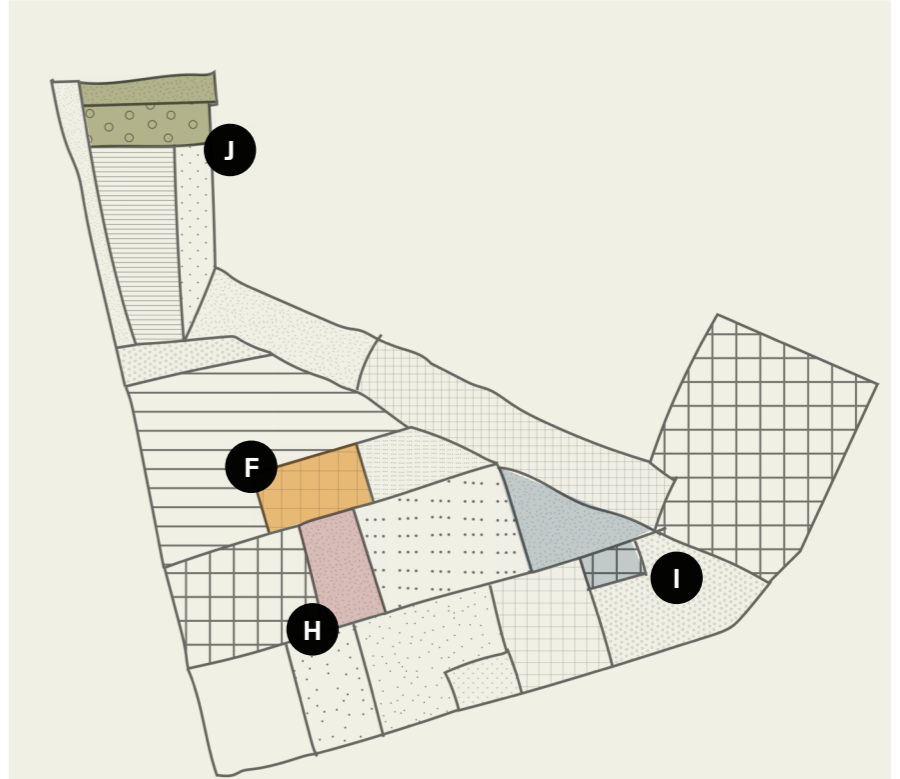
Post WWII 1950

Distinct break in Victorian grain, site has been broken down in different sections, creating a patchwork of interconnected areas.



1945

War Damage.



Post WWII 1950

Distinct break in Victorian grain, site has been broken down in different sections, creating a patchwork of interconnected areas.

Patchwork

Character Variation

Existing Patches

The built character of the existing Aberfeldy `patches` vary in style and scale.

These patches of development are often separated by areas of existing open space (some of which is underused currently), and dividing roads, both reducing the potential for connectivity across Aberfeldy.

The Phase A proposals are acutely aware of this variation in style and scale across the neighbourhood, from the Grade II* listed Balfron Tower to the West and Bromley Hall School to the North, with a host of - predominantly 20th century - development in between, right up to the first Phase of Aberfeldy built around the new East India Green, to the South of Plot I.



Refer to the **Design and Access Statement: Masterplan Revision A & Design and Access Statement Addendum prepared by Levitt Bernstein Architects** for walkaround route images of the existing site