

Dear Resident

Proposed residential development at 61 The Avenue, Beckenham

We are writing to you on behalf of an established property development company, which is proposing to redevelop the corner site at 61 The Avenue in Beckenham.

The existing building is in a poor state of repair and refurbishment is not an option. The developer proposes to demolish and replace it with two separate buildings, each containing four high quality flats.

The development team has a long standing reputation for design quality, and has appointed **Consultation Matters** to consult with local residents prior to submitting a planning application to the Council.

The design proposals aim to make a positive impact on the neighbourhood and wider local area. This will include a certain amount of repair work to the roadway for the first 100m from Downs Hill.

Pictured overleaf is the proposed site layout, together with an architect's drawing of the two proposed residential buildings (for illustrative purposes).

Your Views Count

We are contacting local residents early on in the process so we can address any concerns before a planning application is made.

If you have any questions or concerns, or would like to meet with the architect, Howard Fairbairn:MHK, who will explain the proposals in more detail, please do get in touch and we will organise a meeting on your behalf.

We hope this leaflet is useful in setting out the plans for 61 The Avenue. If you require further information please get in touch.

Sincerely



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Consultation Matters

The scheme has been designed so it is in keeping with neighbouring properties and visual impact will be minimised by retaining the trees that currently border the site.



Layout of the site has been designed to minimise the impact of the development on neighbouring properties

Access to the flats has been carefully considered and three separate entrances are proposed to break up the parking areas.

Parking spaces for each flat will be provided, plus four additional spaces for visitors

If you have any questions or would like us to arrange a meeting with the architect, please get in touch.

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