

Comment on a planning application

Application Details

Application: 24/0865/FUL

Address: 74 Oldfield Road Hampton

Proposal: Demolition of existing building and redevelopment of site to provide a two-storey self-storage facility (Use Class B8) and business centre (Use Class E (g)(i)) with an additional floor at basement level. Associated car and cycle parking, and landscaping.

Comments Made By

Name: Ms. Helen Pinnell

Address: 12 Linden Road Hampton TW12 2JB

Comments

Type of comment: Object to the proposal

Comment: I oppose the redevelopment of 74 Oldfield Road, Hampton on several points:

Adequacy of Parking

Insufficient parking allowance has been made. Currently 22 people are employed on the site and there are 16 car parking spaces. The suggested proposal allows for 66 full time employees, assumes a maximum of 10 client vehicles on a peak morning period, and provides only 10 car parking spaces. It cannot be guaranteed that the employees will cycle to work or take public transport, and there is insufficient parking space for them at the site. It is highly likely that they would park in the local streets which already has very limited parking.

Noise

The application shows that heat pumps will be used. Heat pumps can cause a noise nuisance. The Noise Assessment report itself states that "the assessment of fixed mechanical plant should be considered further as part of the detailed design of the site". Noise levels from proposed heat pumps, air conditioning, and other machinery need to be analysed. Setting target noise levels which can be breached does not guarantee acceptable noise levels. I oppose the application on the basis that noise and acoustic design have not been fully considered and noise is likely to be high.

Highway Safety

There will be a far greater number of people using the building than current. At the moment 22 employees use the building, the application shows 66 employees and a maximum of 10 client vehicles on a peak morning period will be using it. The site is a busy area, additional usage will decrease highway safety.

Design, Appearance and Materials

Both the East and North elevations of the application show cladding in Traffic Red panels. Given the buildings significant size these elevations will be visible to neighbouring residential properties, including Linden Road. As the application report states, it is a "predominantly residential area", therefore, the design and appearance is not in keeping with the area.

Please note that the application document states that the hours of opening would be 00.06 to 23.00, just shy of 24 hours. The Noise Assessment Report shows hours of operation to be 6.00 to 23.00. Definition is needed on this point as an application for operating nearly 24 hours per day provides many issues.

Given the increase in size of the proposed development, one of the nearby industrial estates would be a much more appropriate site for this business.