Reference: FS612078136

Comment on a planning application

Application Details

Application: 24/0865/FUL

Address: 74 Oldfield RoadHampton

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: 69ORMC Ltd Mr. Luke Beer

Address: 69B Oldfield Road Hampton TW12 2HP

Comments

Type of comment: Object to the proposal

Comment: We are writing to express our objection to the proposed redevelopment plan for the self-storage facility adjacent to our residential flat. The reasons for our objections are as follows:

Traffic Density Increase:
The proposed development will increase the floor plan from 1629 to 8084 m2, resulting in a significant increase in building density. However, we believe that the trip rate calculation provided in the proposal is inaccurate and incomplete.

The trip rate calculation was based on a survey conducted between 8-9 am and 17-18 pm, comparing it to a similar self-storage facility in Kensington. However, the calculation failed to include peak hours, particularly between 14-15 pm when school closes near Oldfield Road and Hampton station.

Furthermore, the proposal claims a 30% reduction in trip rate compared to the Kensington facility, but it fails to provide any guarantee that the new self-storage facility will perform similarly. It is also important to note that the trip rate was calculated post-opening and not during the construction phase.

The volume of traffic in addition to the large lorries that access the industrial area of Oldfield Road throughout the day is constant during working hours, without the addition of vehicles accessing the storage facility up to 23.00 hours. The proximity of the level crossing to Oldfield Road causes road blockages twice an hour preventing free flow of traffic, any construction vehicles queuing to access the site will create excessive pollution and noise. There is a probability that the temporary one way system in force at the top end of Oldfield Road will be made permanent causing traffic unaware of the restriction to turn around at an already congested part of the road putting cyclists and pedestrians at risk.

Noise Pollution:
The proposal indicates that road noise has been measured at approximately 45 dB during the daytime, categorizing it as Category A. However, we have several concerns regarding the accuracy and impact of this measurement.

Firstly, the front sensor used for noise measurement is obstructed by trees, rendering its results unreliable.

Secondly, noise measurement should be conducted at the entrance of our residential block, as it is the nearest to the proposed development site.

Considering the proposed operating hours of the site (06:00 – 23:00), the target noise level of 73 dB (more than double the current measurement) until 23:00 would significantly impact our quality of life. This would not only impact local residents, but also many of the schools that are situated nearby.

View and Structural Impact:
The south elevation of the proposed development includes a glazed wall that directly overlooks residential flats.

Additionally, a truss located at roof level is positioned directly next to our flat, further impacting our privacy and quality of life.

Construction Management Plan:
Construction is scheduled to commence in March 2025 and is expected to finish by the end of 2026.
Construction working hours are proposed to be Monday to Friday from 8:00 to 18:00 and Saturday from 8:00 to 13:00.

The proposal does not include any provision for on-site parking during the construction phase.
We are concerned about the management of noise pollution from idling trucks during the construction phase, especially considering the absence of a designated parking area. While the proposal outlines noise control measures within the site, there is no mention of how noise from idling trucks will be controlled during construction.

-- Continued in secondary comment.