

Application Summary

Address: Vulcan House M O T & Service Centre Vulcan House
Restmor Way Hackbridge SM6 7AH

Proposal: Application for change of use of ground floor, mezzanine level and first floor from office to residential and erection of a second floor roof extension to provide a total of 58 units (42x1 bed, 11x2 bed, 5x3 bed) together with the extension of the existing stairwell and construction of a new stairwell and external alterations including installation of new windows.

Case Officer: Sarah Buxton

[Click for further information](#)

Customer Details

Name: Mrs JULIA ARMSTRONG

Email: hackbridgeandbc@gmail.com

Address: Bedzed Pavilion, 24 Sandmartin Way, Wallington SM6 7DF

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Comment on behalf of Hackbridge and Beddington Corner Neighbourhood Development Group.

PLANNING APPLICATION - DM2018/00457
VULCAN HOUSE, RESTMOR WAY, HACKBRIDGE

We are writing to OBJECT to the above application for the following reasons:-

Parking & Relationship with the River Wandle

We understand that the application includes parking for 46 cars, for 58 flats. This means that there is likely to be overspill parking onto the river bank, as well as into adjoining roads. Since the permitted development was granted in 2015, parking spaces that were mentioned in this application on Hackbridge Road have now been lost. There is a major parking problem in Hackbridge, with the new developments likely to exacerbate this.

- Has the Highways Officer approved a design for a retaining wall and some kind of support of the riverside

bank? Having visited the site, how can the spaces on the diagram be achieved?

- Night time lighting, noise and activity from the flats and the new parking provision will drive wildlife away. Has a bat survey been undertaken?
- Given the narrowness of Restmor Way, it is not clear where the cars will be able to turn, to exit the road.
- It should be noted that although we are questioning the number of parking spaces for this development, we do not want a development that causes an overspill of parking.

Speed Bumps

- Traffic encounters two speed bumps that create noise both from the engine and from tyres but also from the frames of vehicle rear lifts and similar vehicles. Not knowing the hours that these vehicles use the road, it is likely that this will create noise pollution for new residents.

Public Realm

- We understand this is a private road that will not be adopted. What is very clear when walking down the road, is that there are no pavements either side. The development takes up all outside space with parking and we are therefore concerned about safety of residents walking. This road is heavily used by big vehicles during working hours, with a bend in the road alongside Vulcan House.
- There are no street lights, which are needed for safety; but this also raises questions about light pollution on the River Wandle.
- Within the proposed development itself, we question whether the roof garden is sufficient outdoor amenity for the residents of 58 units. It is most unusual for a block of flats to have communal ground space totaling zero.

Permitted Development

- Since the relaxation of planning law, we have seen Bridge House, Shepley House and now Vulcan House all convert offices to residential under Permitted Development. This is a worrying trend for the last area of commercial activity in Hackbridge.
- It is clear that the offices and road are only set up for business use, which raises the questions we have listed above.

Overview

Although this application only requests 10 flats, given the fact they already have permission for 48 flats, we think adding a further 10 is over developing this building. It is also not clear how this building relates to the Felnex site and whether the rear flats would overlook a blank wall, as obviously David Wilson Homes were unaware of this new application when they designed the Felnex site.

We hope these points are taken into consideration when determining the application.

Yours sincerely

Julia Armstrong
Chair