



**Hackbridge & Beddington Corner
Neighbourhood Development Group**

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Andrew Thornley
Case Officer
Planning and Transportation
London Borough of Sutton
24 Denmark Road
Carshalton
Surrey SM5 2JG

8 August 2017

Dear Mr Thornley

**PLANNING APPLICATION – C2017/77433
HEXAGON HOUSE 59 LONDON ROAD HACKBRIDGE SM6 7HW**

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

Access

We note that the Design and Access Statement makes reference to future development on the Land Adjacent to Hackbridge Station, for which no planning application has at this point been submitted. Access for residents on the proposed Hexagon House development depends on right of way access across the adjacent MoT site. No detail as to the quality of access has been provided, such as whether it meets accessibility and security requirements.

Scale

The location of the site greatly impacts the Victorian terrace cottages on London Road: since the proposed development is to the south of these homes, the loss of direct sunlight will be extreme, particularly in the winter. While this application will be looked at on its own merits, it should be noted that other developments, including New Mill Quarter, also impacts these cottages, especially in terms of loss of light.

The design does not visually integrate with both the townscape and the streetscape, as required in Sutton's Core Policy BP13.

Quality of amenity space

We question how useful the open courtyard will be as an amenity, since it is in the middle of a tall building and will be over-shadowed from the southern side of the tall part of the building. The first-floor amenity space also overhangs this courtyard, further overshadowing it.

Parking

Hexagon House currently has seven parking spaces used for the current commercial unit. The new development will reduce this to two spaces only. We consider this unacceptable because the immediate area is affected by overspill problems from the adjacent train station site.

Whilst the Transport Statement refers to the London Plan parking standards for residential parking only, it does not state what the commercial car parking standards are and instead refers to the car parking spaces currently located on the train station site. Because of the overspill problems noted above, the car parking spaces on the train station site should not be included in car parking provision for the proposed Hexagon House development.

Accuracy of drawings

In the executive summary in the Design and Access Statement, the third picture shows incorrect site boundary.

Existing windows in Hexagon House are not shown on the drawings submitted; the application also stated that there were no trees present on the site, though these can be seen in the photographs provided as part of the Design and Access Statement.

We hope that you consider the above points when reviewing this planning application. We think the proposed scheme will overdevelop the site, compromising amenity for the future residents as well as the neighbouring community.

Your sincerely

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Lysanne Horrox
Chair