

2 bed house
Land adjacent to 33 Hazelwood Drive, HA5 3TU

April 2020

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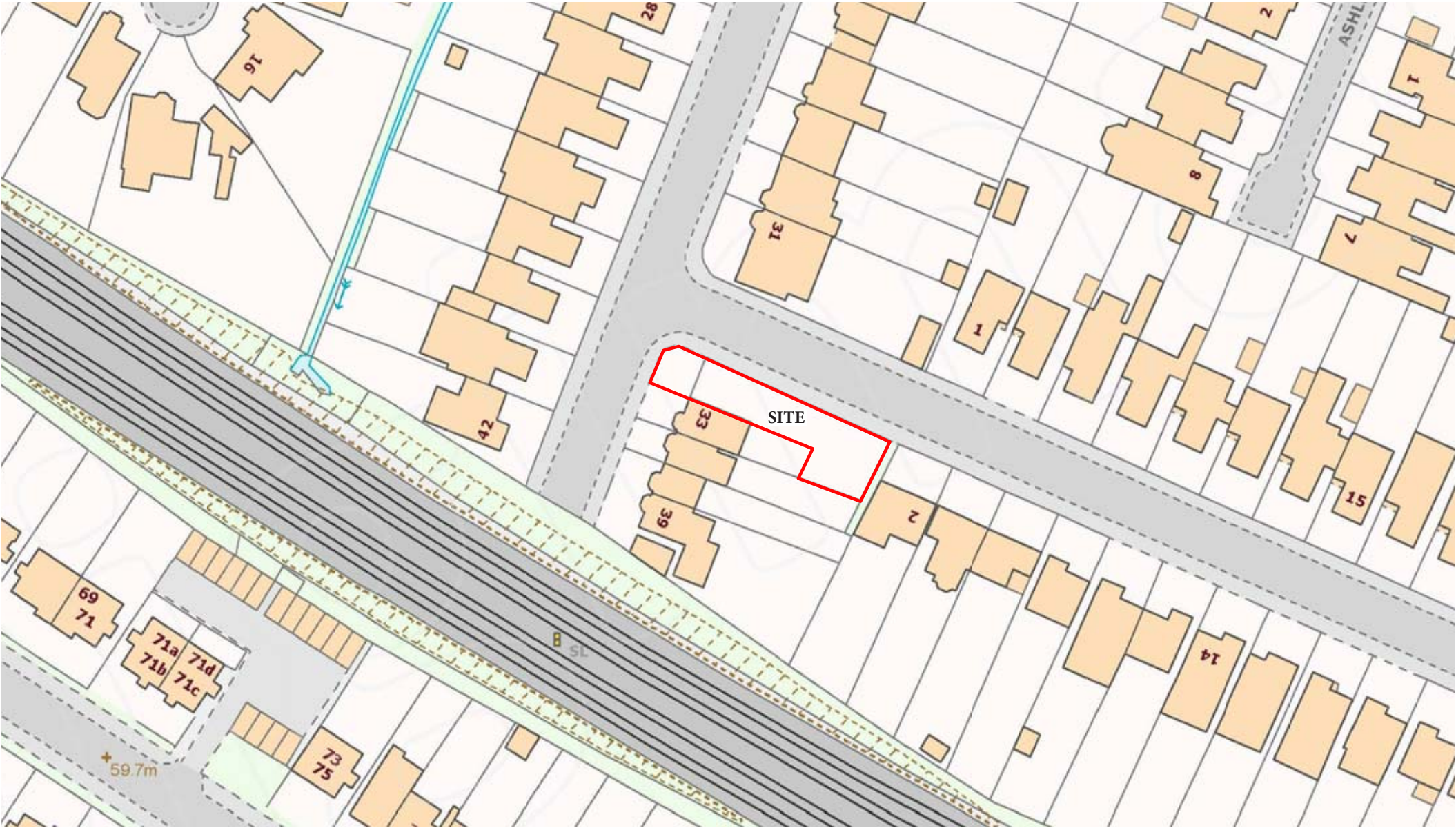
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1.0 Existing Site

1.0 Introduction

The site lies a 10 minute walk East from Northwood Hills Station and a 15 minute walk from Northwood Recreation Grounds.



(above) Site Plan @ 1:1250

1.1 Site Location

The site lies on the corner where Woodford Crescent and Hazelwood Drive meet.



(above) Aerial photograph of site



10 minute walk East from Northwood Hills Station

1.2 External Photographs of Site

The existing site can be viewed from both Hazelwood Drive and Woodford Crescent.

The existing perimeter fence varies in height from 1.8m to 2.0m. You are unable to see into the site from street level which enables the rear part of the proposed design to be invisible from street level.



(above) Existing site viewed from Hazelwood Drive



(above) Existing perimeter fence height



(above) Existing site viewed from Woodford Crescent

1.3 Internal Photographs of Site

33 Hazelwood Drive



(above) Existing site

1.3 Internal Photographs of site

As the photos below demonstrate, internally the site is disused and is subject to fly tipping and littering.



(above) Fly tipping onto site



(above) Rubbish regularly thrown over the fence onto site

1.4 Local Side Extension Precedents

The following two properties are good precedents which demonstrate what the council has approved in terms of side extensions to existing houses.

9 Hazelwood Drive



(above) Side extension to 9 Hazelwood Drive viewed from the front



(above) Side extension to 9 Hazelwood Drive viewed from the rear



(above) Local side extension precedents

31 Hazelwood Drive



(above) Side extension to 31 Hazelwood Drive viewed from the front



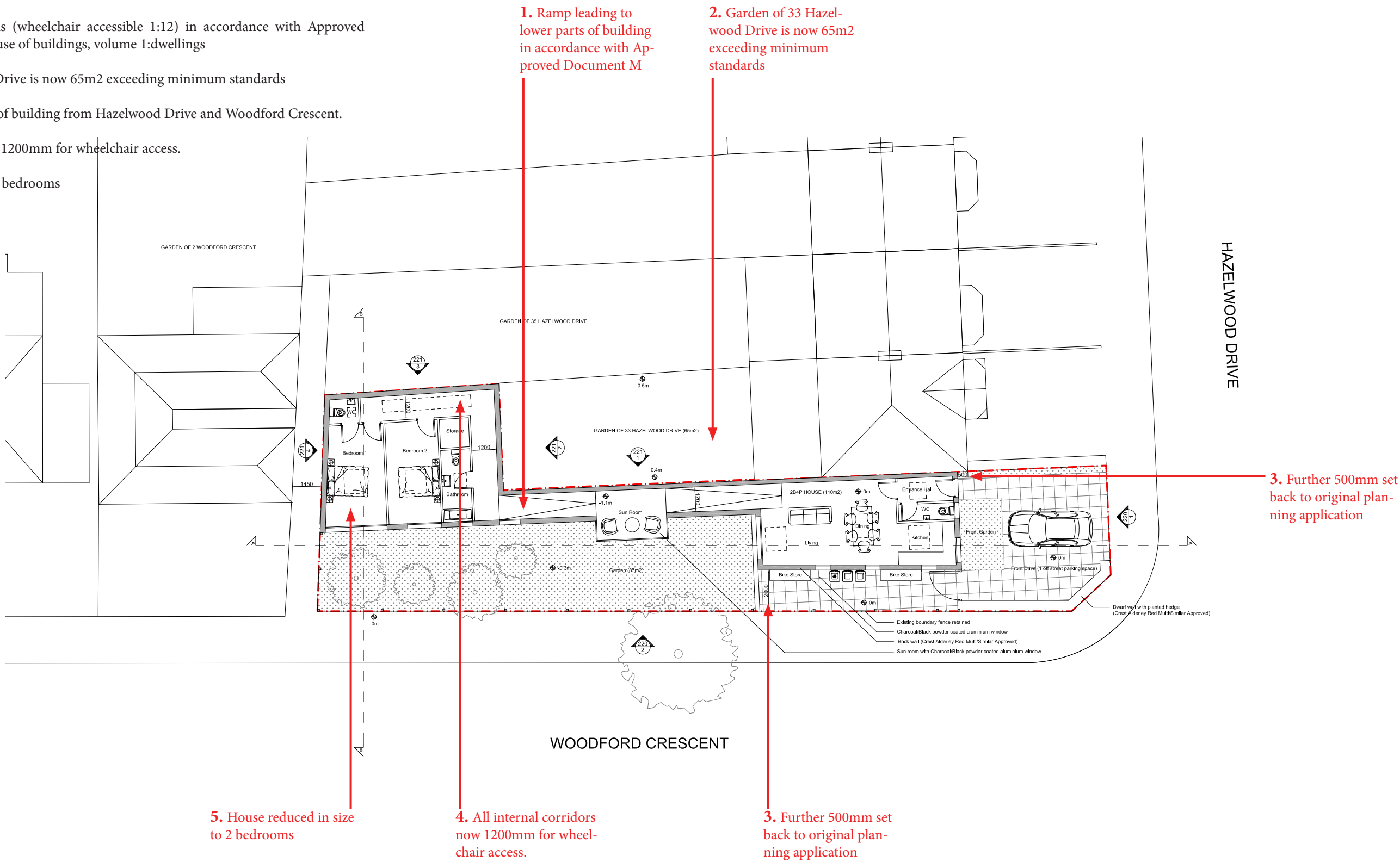
(above) Side extension to 31 Hazelwood Drive viewed from the rear

2.0 Proposal

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This application is very similar to the refused application 6342/APP/2019/3796 but includes the following amendments in line with the advice in the refusal report:

- 1. Ramp down to bedrooms (wheelchair accessible 1:12) in accordance with Approved Document M: access to and use of buildings, volume 1:dwelling
- 2. Garden of 33 Hazelwood Drive is now 65m2 exceeding minimum standards
- 3. Further 500mm set backs of building from Hazelwood Drive and Woodford Crescent.
- 4. All internal corridors now 1200mm for wheelchair access.
- 5. House reduced in size to 2 bedrooms



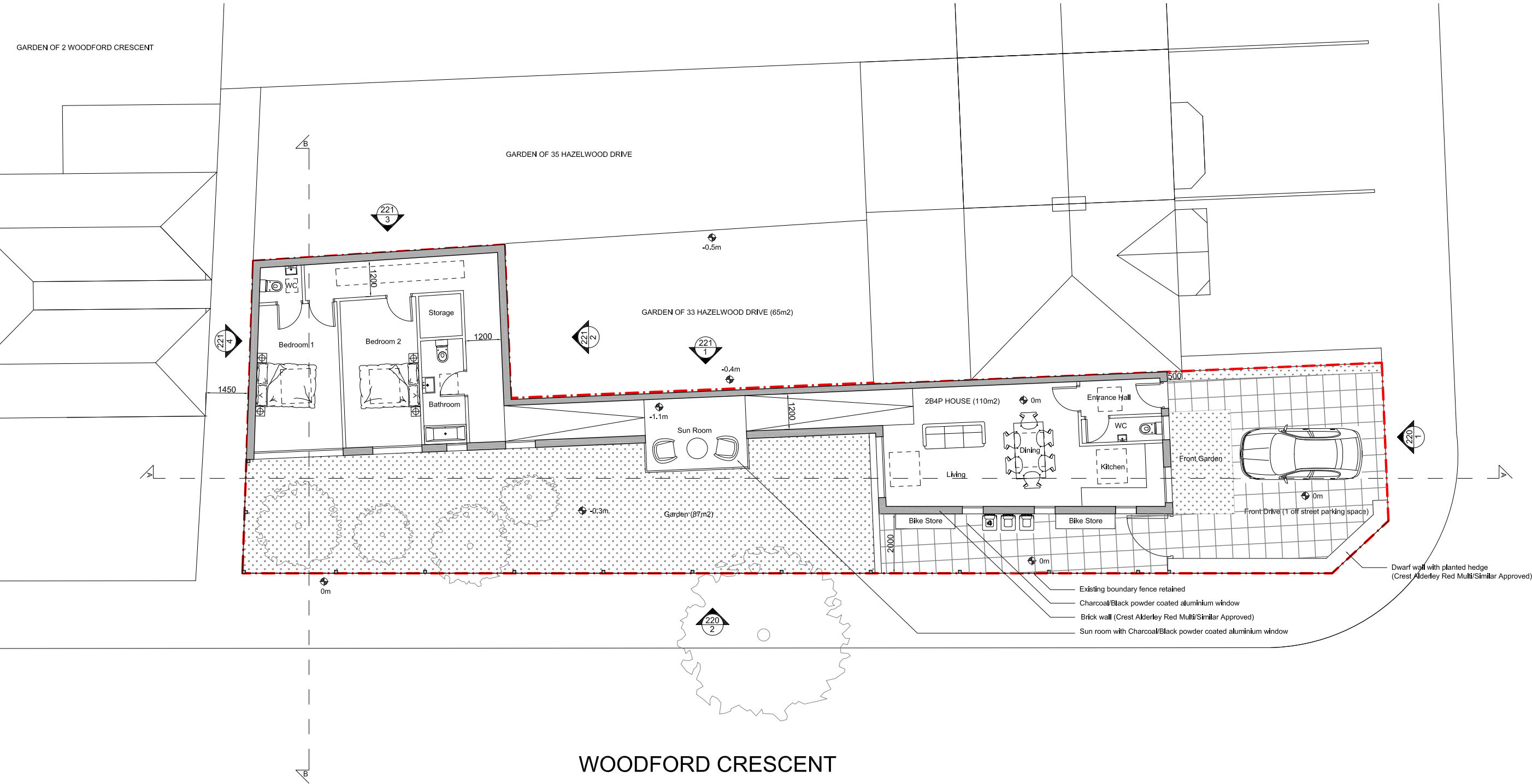
2.0 Proposal

The applicant’s ambition is to provide a high quality, contemporary family home, built to the highest standards which fully utilises the unusual shape of the site.

Working in line with the direction set out in the Hillingdon Local Plan, the proposal exceeds the minimal internal space standards set out in the London plan and the Mayors housing SPG.

The Footprint of the building has been constrained as much as possible without compromising the minimal space standards.

The rooms within the house have been arranged to afford suitable daylighting, view and privacy. The layout creates a good quality living environment while keeping reasonable amenity space. Secure refuse and cycle stores are both provided, along with one off street parking space.





(above) Existing view looking at the front of the site



(above) Proposed view looking at the front of the site



(above) Existing view looking at the side/rear of the site



(above) Proposed view looking at the side/rear of the site



(above) Proposed internal view from open plan living/kitchen/dining

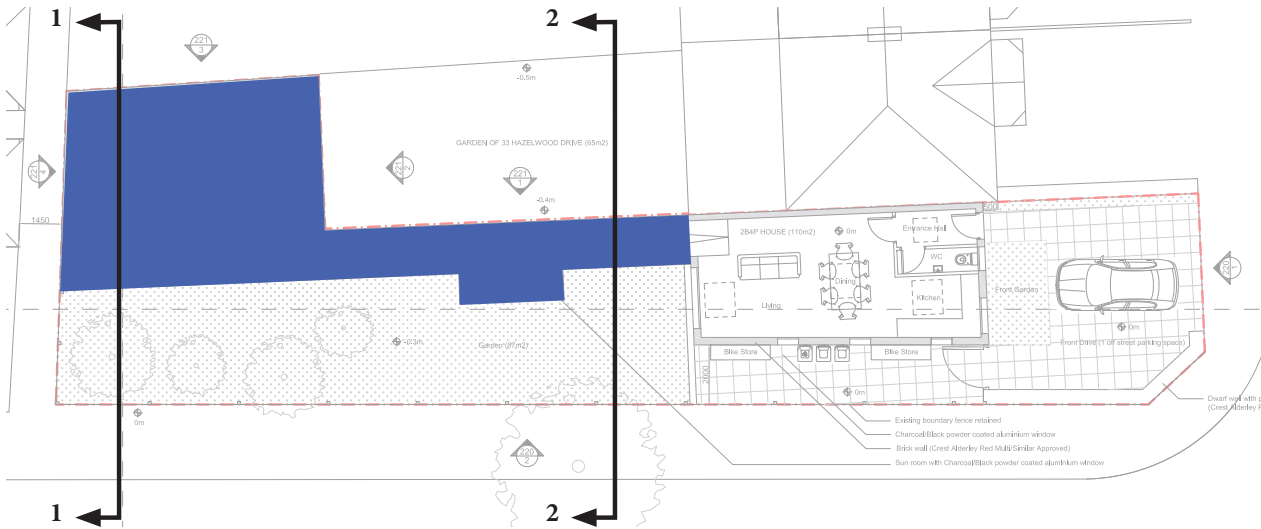
3.0 Design Statement

3.0 Relation to Street Level and Surrounding Gardens

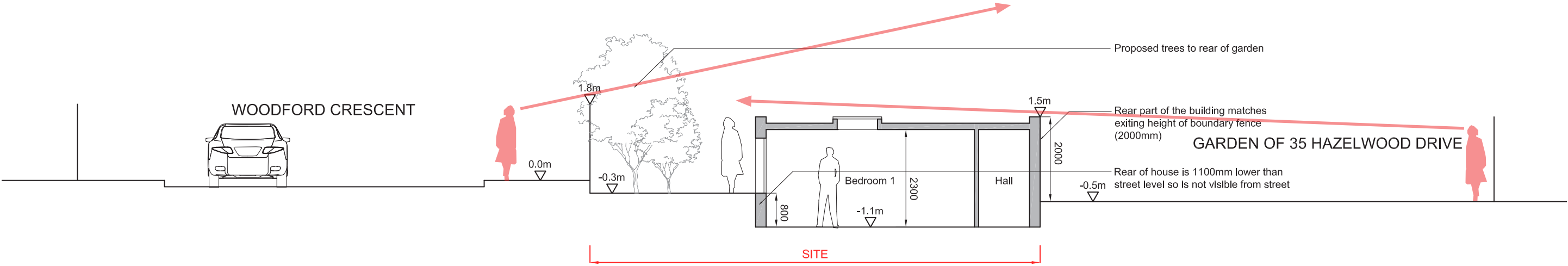
The rear element of the proposal (highlighted in blue on the plan to the right) lies below the lowest level of any surrounding fencing (1.5M AOD).

This means that the rear element (in blue) of the proposed house will not be visible from the street level or any surrounding gardens.

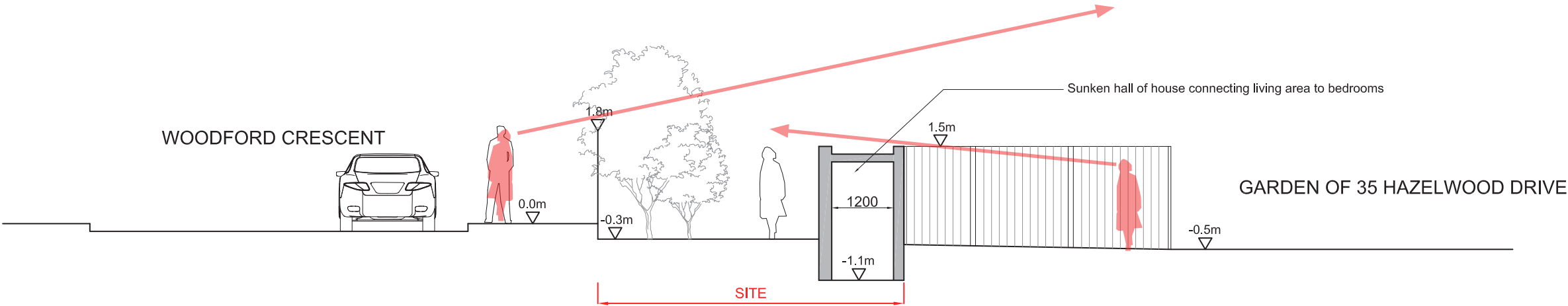
Furthermore the house does not exceed the existing height of the fences at 33 and 35 Hazelwood Drive.



(above) Proposed element of house invisible from street level and surrounding gardens (in blue)



(above) SECTION 1 - Proposed element of house invisible from street level and surrounding gardens



(above) SECTION 2 - Proposed element of house invisible from street level and surrounding gardens

3.1 Scale and Massing

The scale of the house is in keeping with its neighbours and lies well below the eave heights of the neighbouring buildings. The rear part of the building is completely invisible from street level and neighbouring gardens.

3.2 Materials

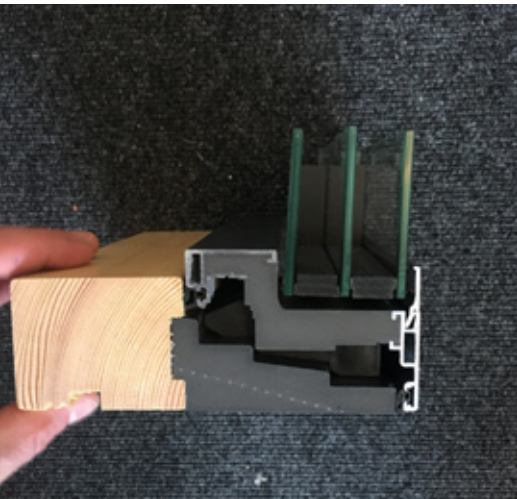
The proposal seeks to compliment and respect the material characteristics of its surrounding neighbourhood.

A red brick has been chosen to allow the building to quietly blend with its context. The brick chosen is a Crest Alderley Red Multi

The chosen window frame colour will be of a dark grey/charcoal colour.



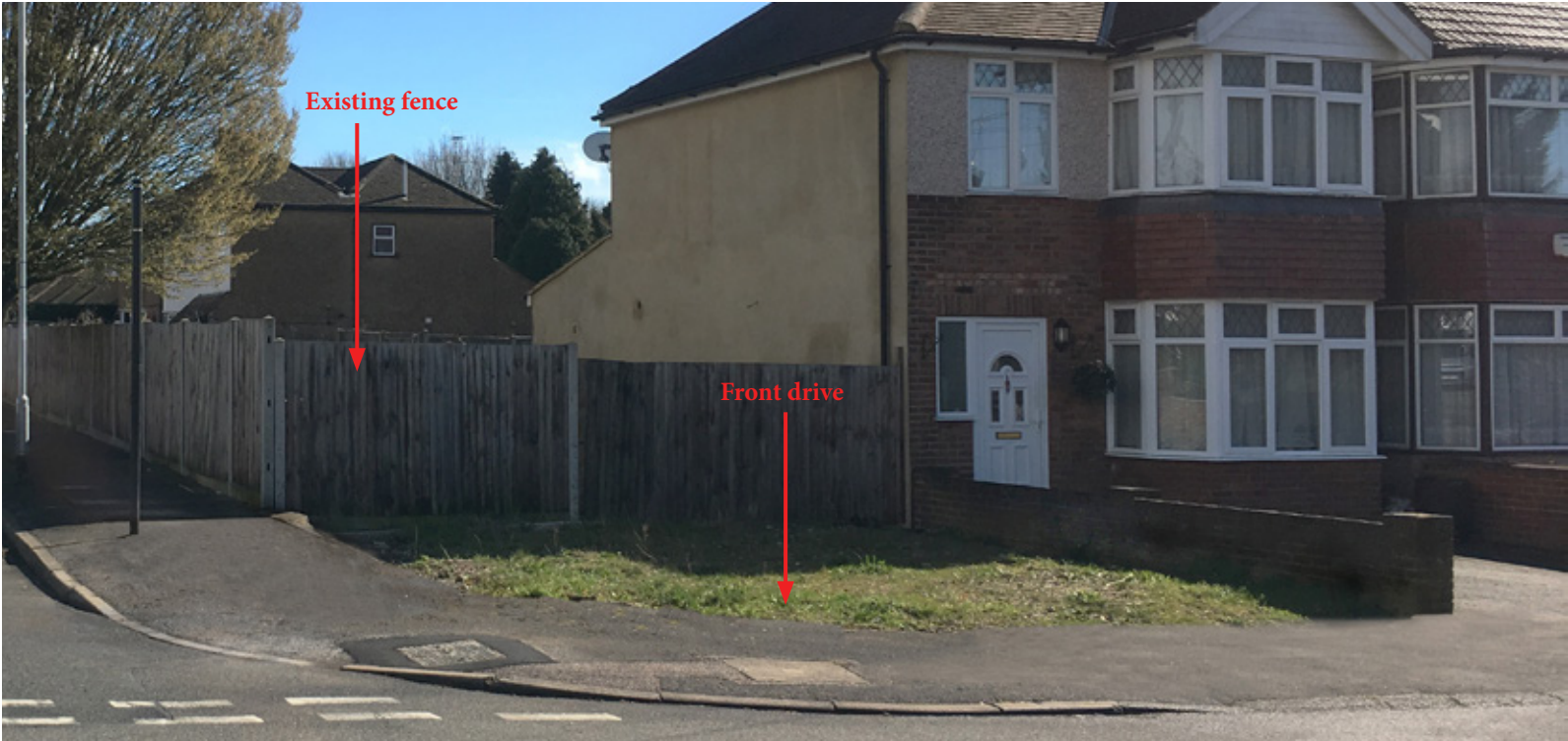
(above) Crest (Alderley Red Multi) sample



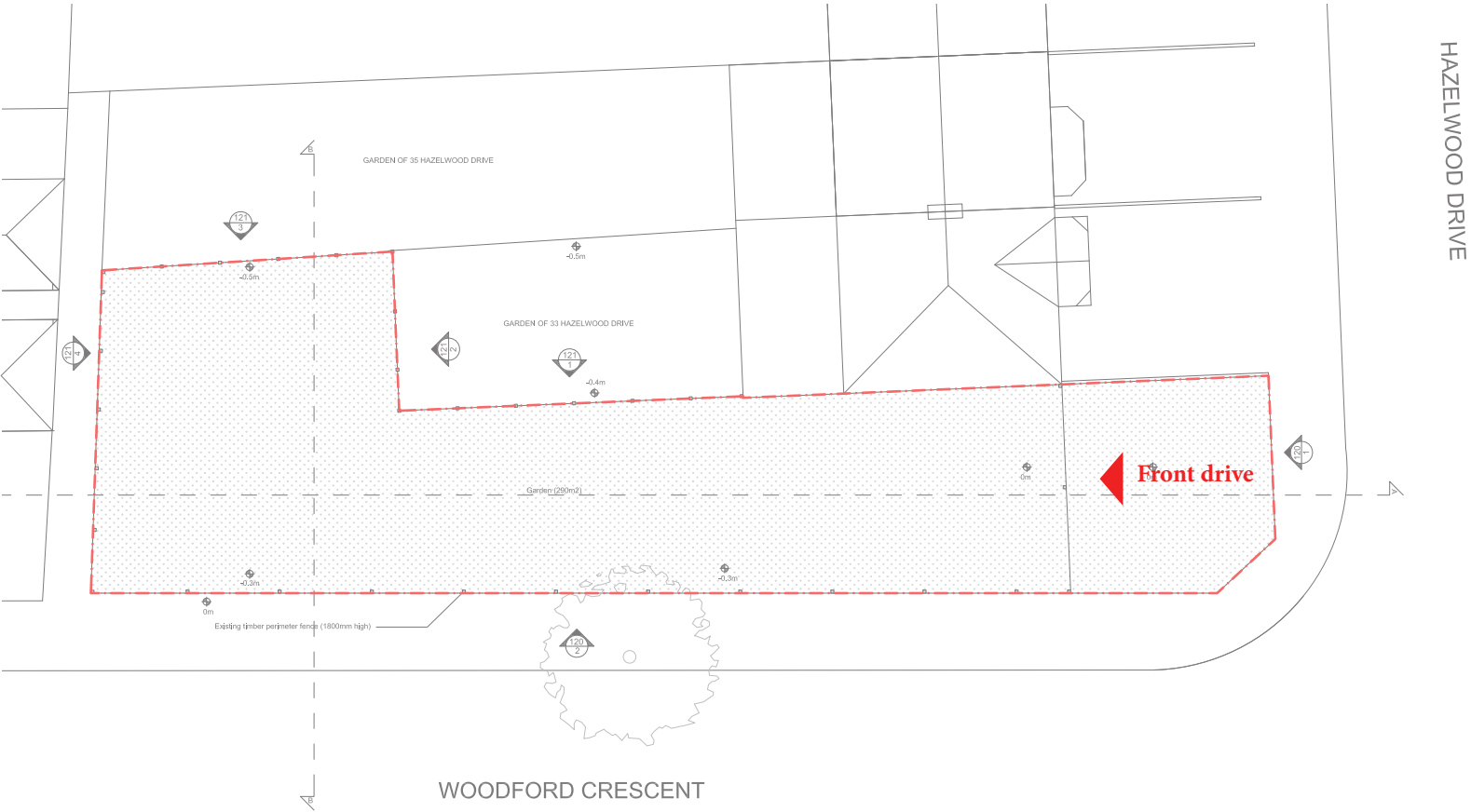
(above) Window frame sample

3.3 Existing Access

Currently the site is accessed through the fence on Hazelwood Drive as the photo to the right demonstrates.



(above) Existing access to site



(above) Existing access to site

3.4 Proposed Access

Pedestrian access to the new property is proposed from Hazelwood Drive, reflecting the current street arrangement with one entrance door serving the building.

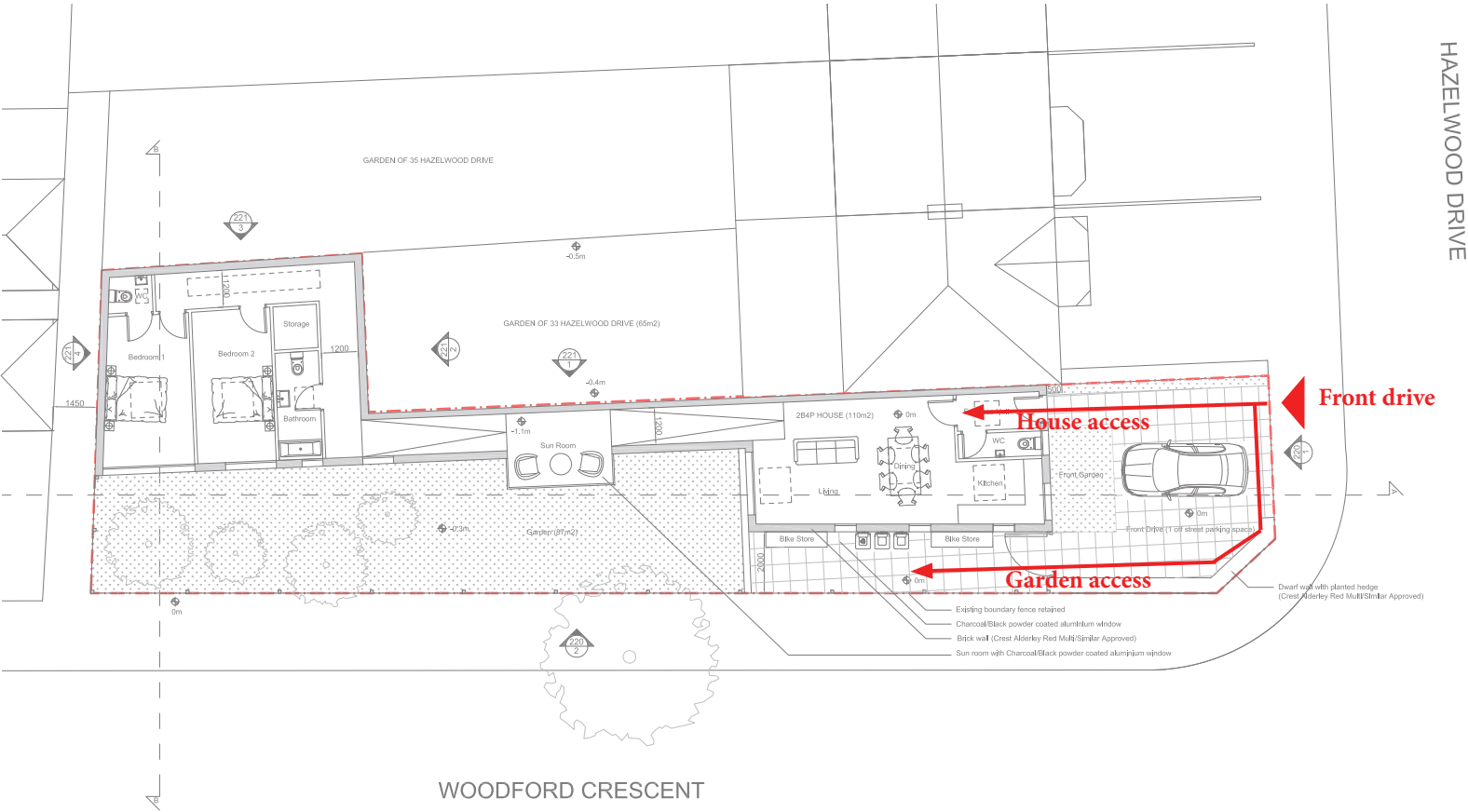
One off road car parking space is being proposed in front of the new property.

3.5 Access For All

The proposal has been designed to Lifetime Homes standards as far as practicable. There are no stepped thresholds and all access points to the house will be on grade.



(above) Proposed access points to new house



(above) Proposed access points to site

4.0 Areas

4.0 Areas (GIAm2)

Total GIA of the 2 bedroom house:

110m2