

## Heath Lodge, Hanwell

### Urban Residential Infill

**Location:** Church Road, Hanwell

**Existing Use:** Former Care Home

**Site Area:** 0.38 hectare

**Residential Density:**

**76 dwellings per hectare**

**Proposals:** The development involved the erection of a part two, three and four storey building comprising 20 flats fronting Church Road and nine mews houses at the rear.



Heath Lodge was formerly occupied as a residential care home for the elderly. It had been vacant since 2004 and sold by the Council as surplus to requirements.

The site is within walking distance of Hanwell town centre in an area of predominantly two- and three-storey housing. Church Road is a bus route and the railway station lies to the north.

Harper Planning Consultants advised the client throughout the application and appeal processes, providing a robust strategy that achieved an economically viable planning permission as well as substantial savings on the financial contributions and appeal costs.

**Main issues:**

- Principle of residential development;
- Design, layout, impact on the street scene;
- Impact on amenity;
- Housing quality standards;
- Provision of amenity/ childrens' play space ;
- Impact on protected trees;
- Highway safety & parking;
- Affordable housing & financial contributions.

The scheme involves housing on a challenging redevelopment site in a suburban situation but close to Hanwell town centre.

The architectural solution - with the site being designed and laid out in two parts - is imaginative and thoughtful.

The new houses have been designed with low level windows and louvres to maintain the privacy of existing residents and ensure no overlooking of gardens.

The scheme was strongly opposed by neighbouring residents supported by local councillors and amenity groups.

The application was rejected by Ealing Council and permission was granted at appeal with costs being awarded to the appellant.

