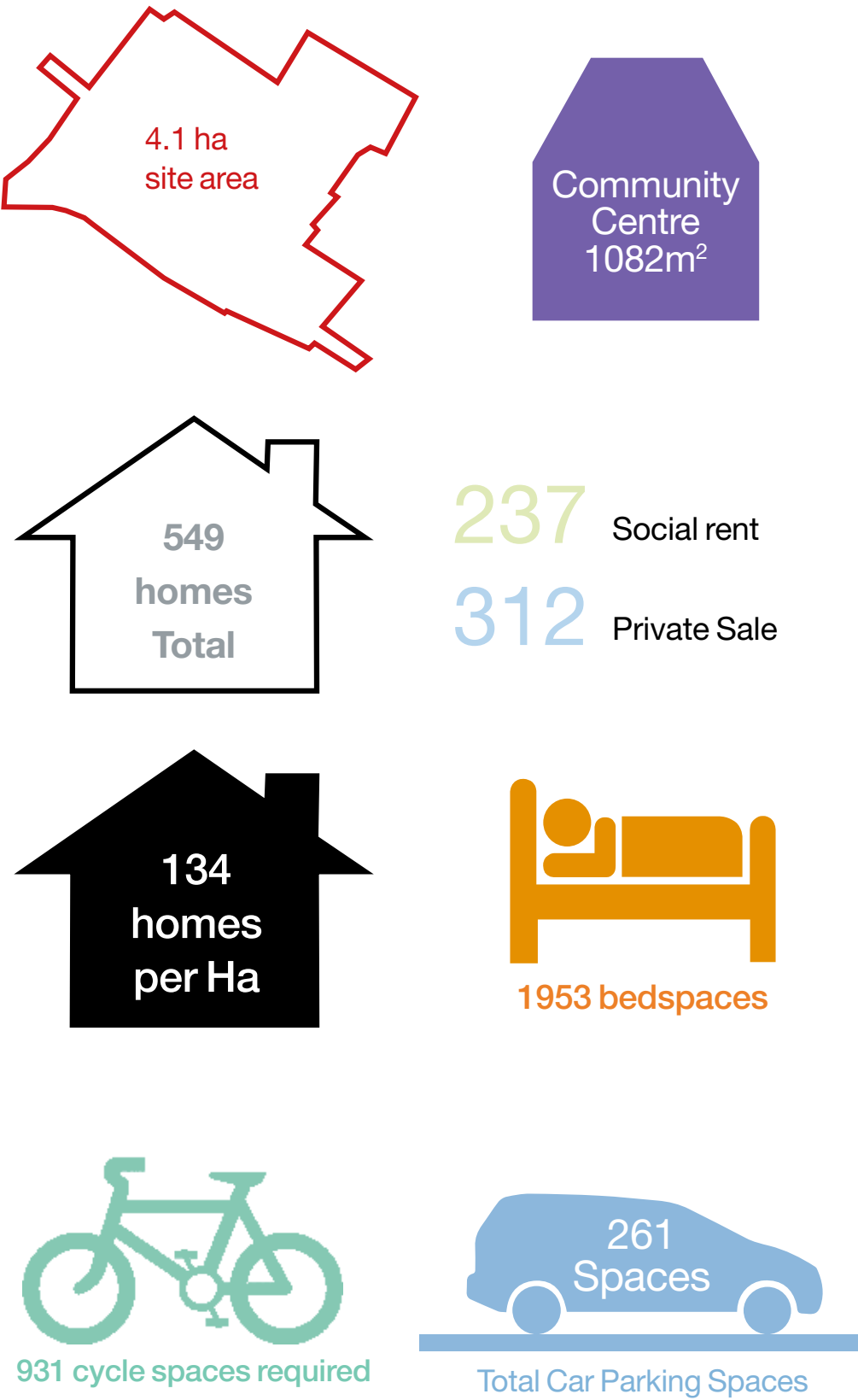


Previous Scheme

A planning application was submitted in July 2016 following extensive consultation with the Resident's Steering Group and wider community. The scheme provided 549 new homes and a new community hub at its heart.



Previous Application Key Facts



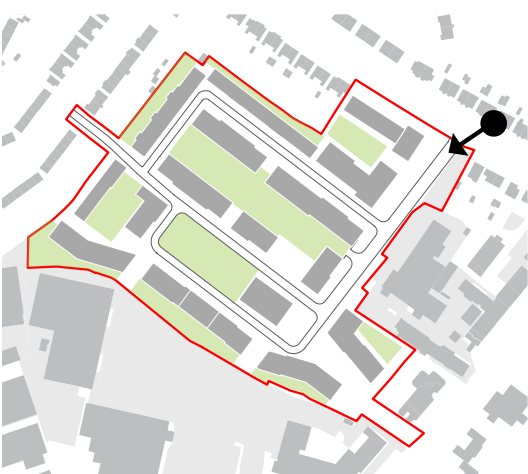
Aerial View



Landscape Masterplan



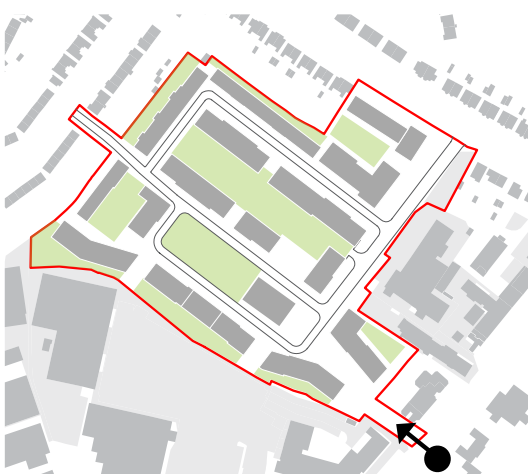
Vehicular Access from Shaftesbury Avenue



View Location Point



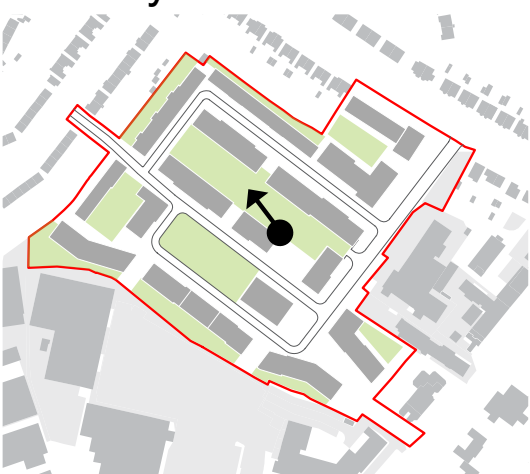
Pedestrian Access from Northolt Road



View Location Point



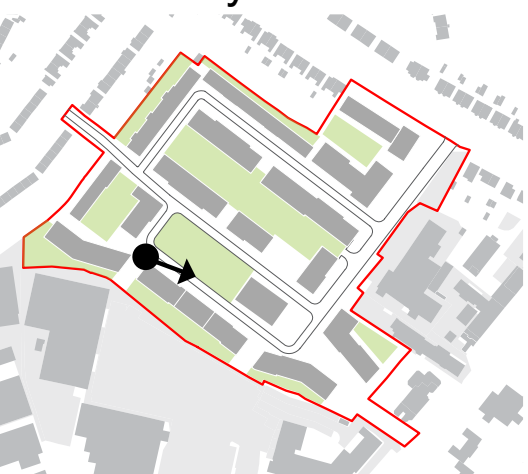
View of the Courtyard from a resident's balcony



View Location Point



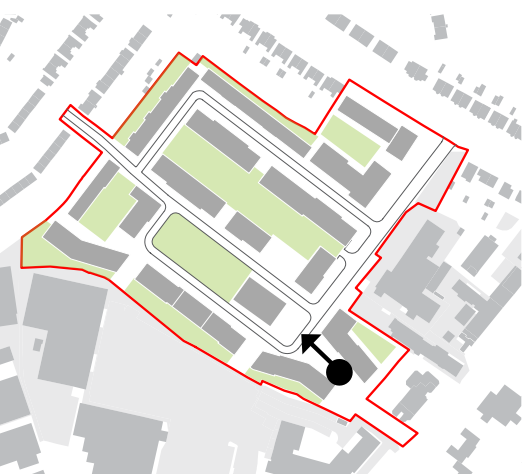
View of the public Village Green and new Community Centre



View Location Point



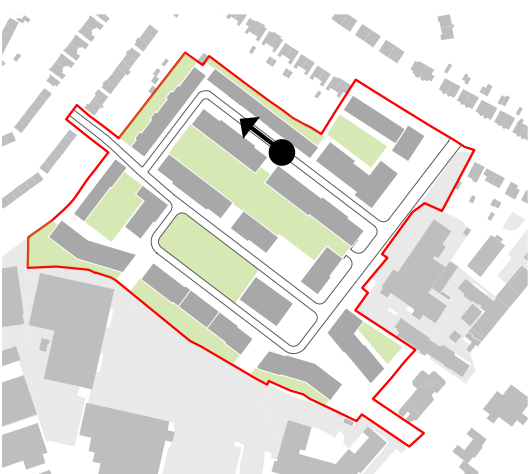
View of Grange Square and the Community Centre main entrance



View Location Point



View of the terraced houses on the Residential Mews Street



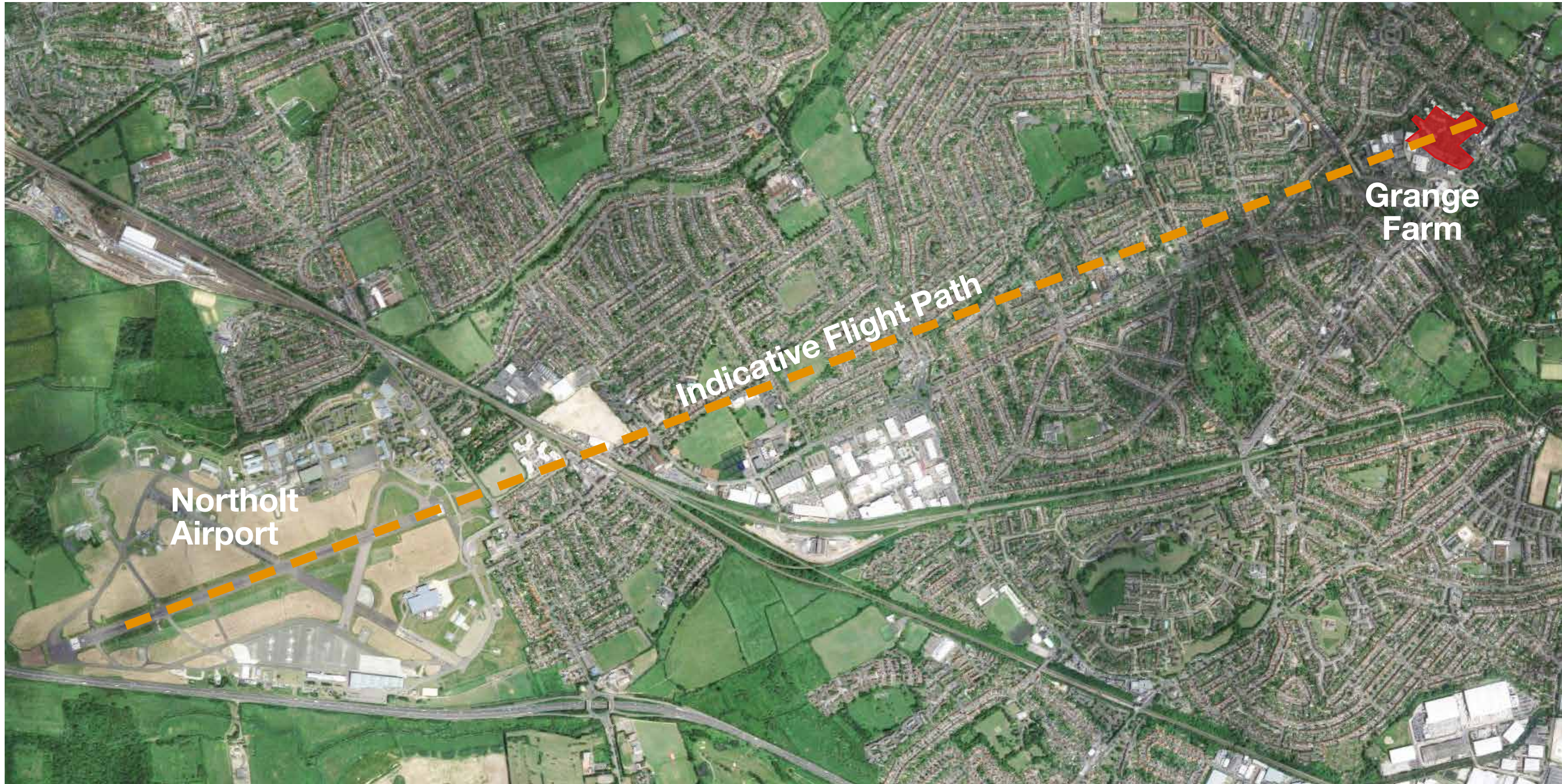
View Location Point

MOD Height Restrictions

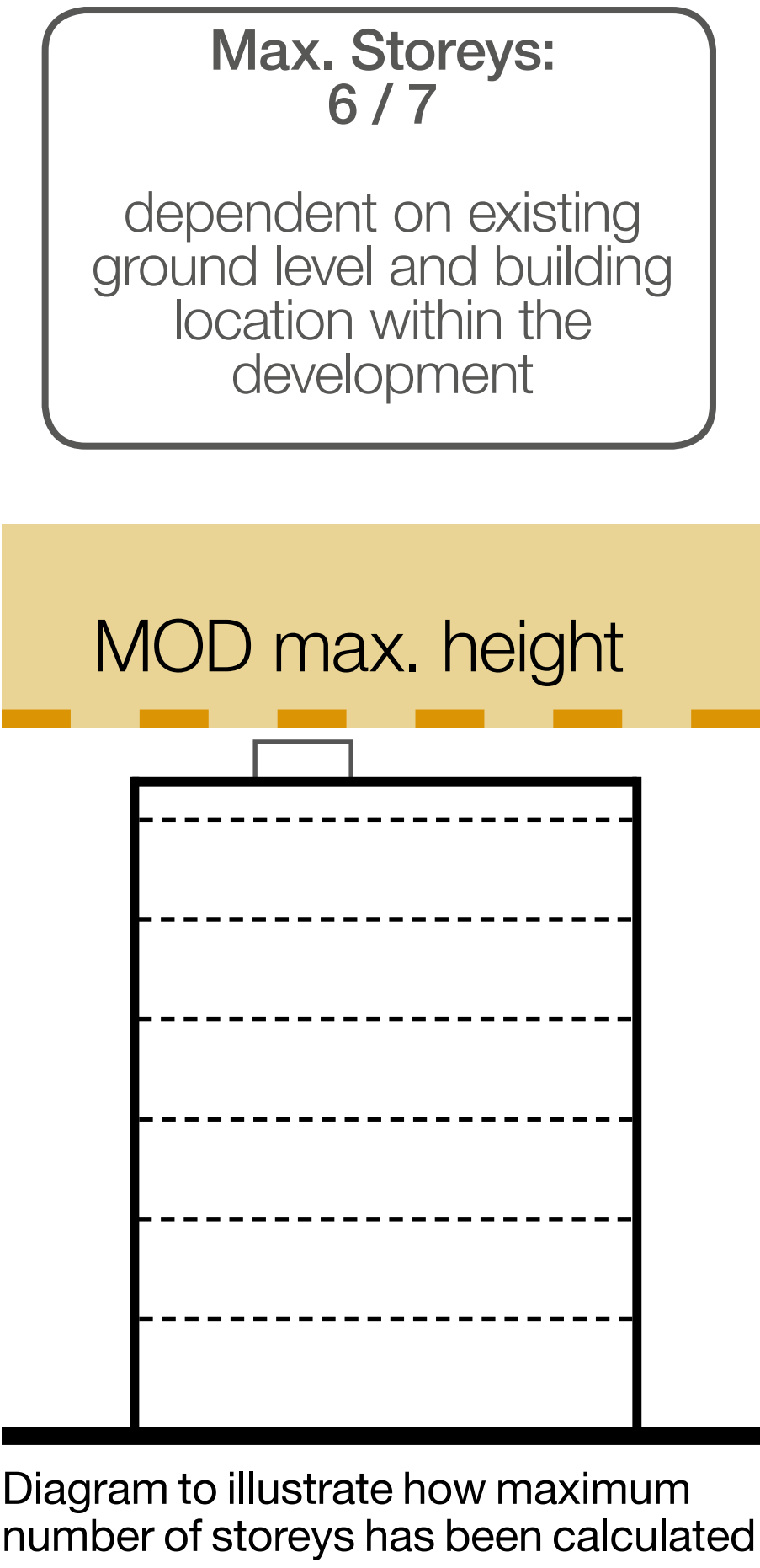
In October 2016, the MOD objected to the planning application. In their objection letter, the MOD cited the need to reduce the height of the tallest plots to avoid interfering with the ‘Precision Approach Radar’ (PAR), Instrument Landing System (ILS) and protected conical surface which assures safe take-off and landings from Northolt Airport.



Maximum MOD Height Model; illustrating areas breaching the height restrictions

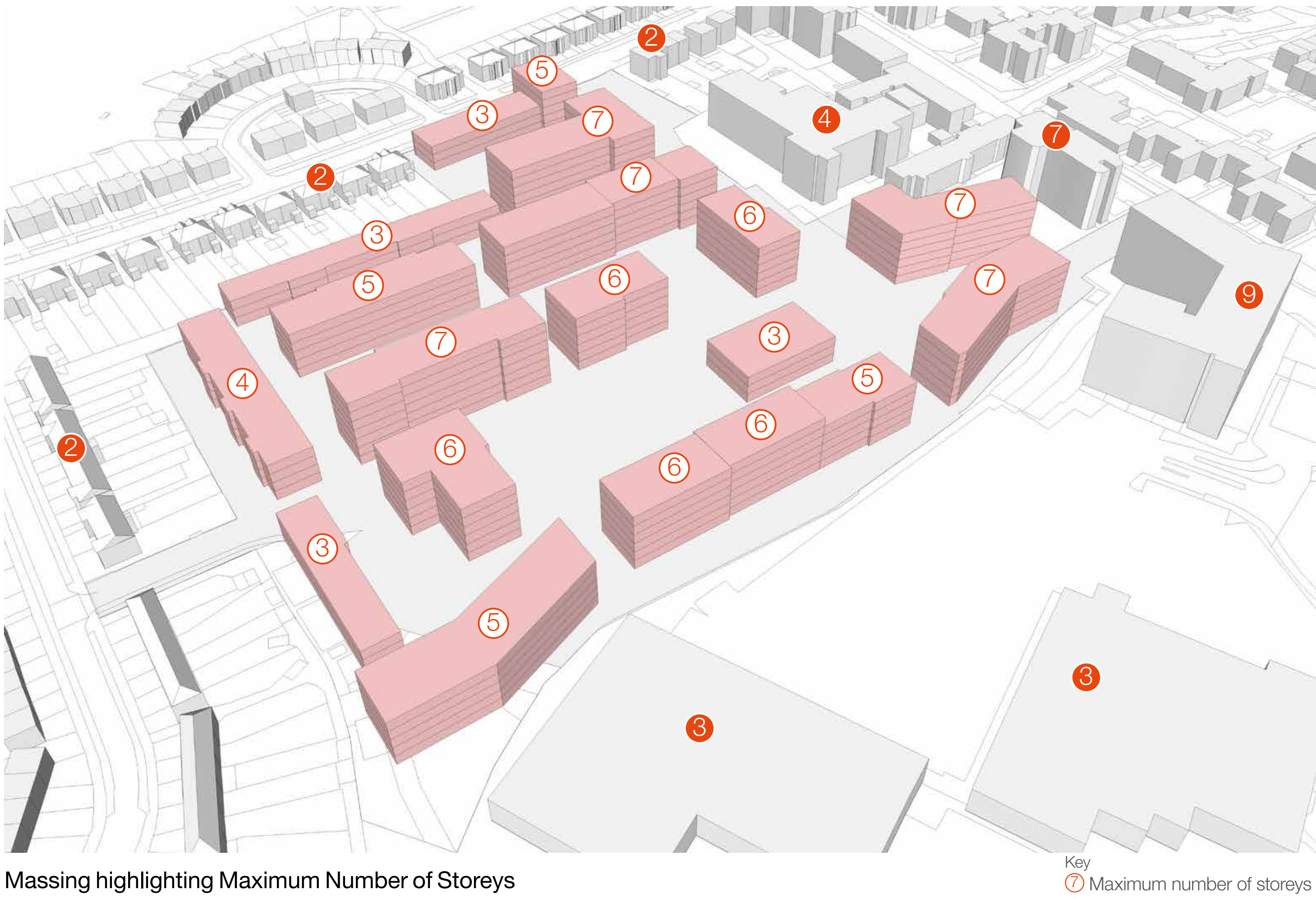


Northolt Airport Location in relation to Grange Farm



Plan highlighting Maximum Number of Storeys

Key
⑦ Maximum number of storeys



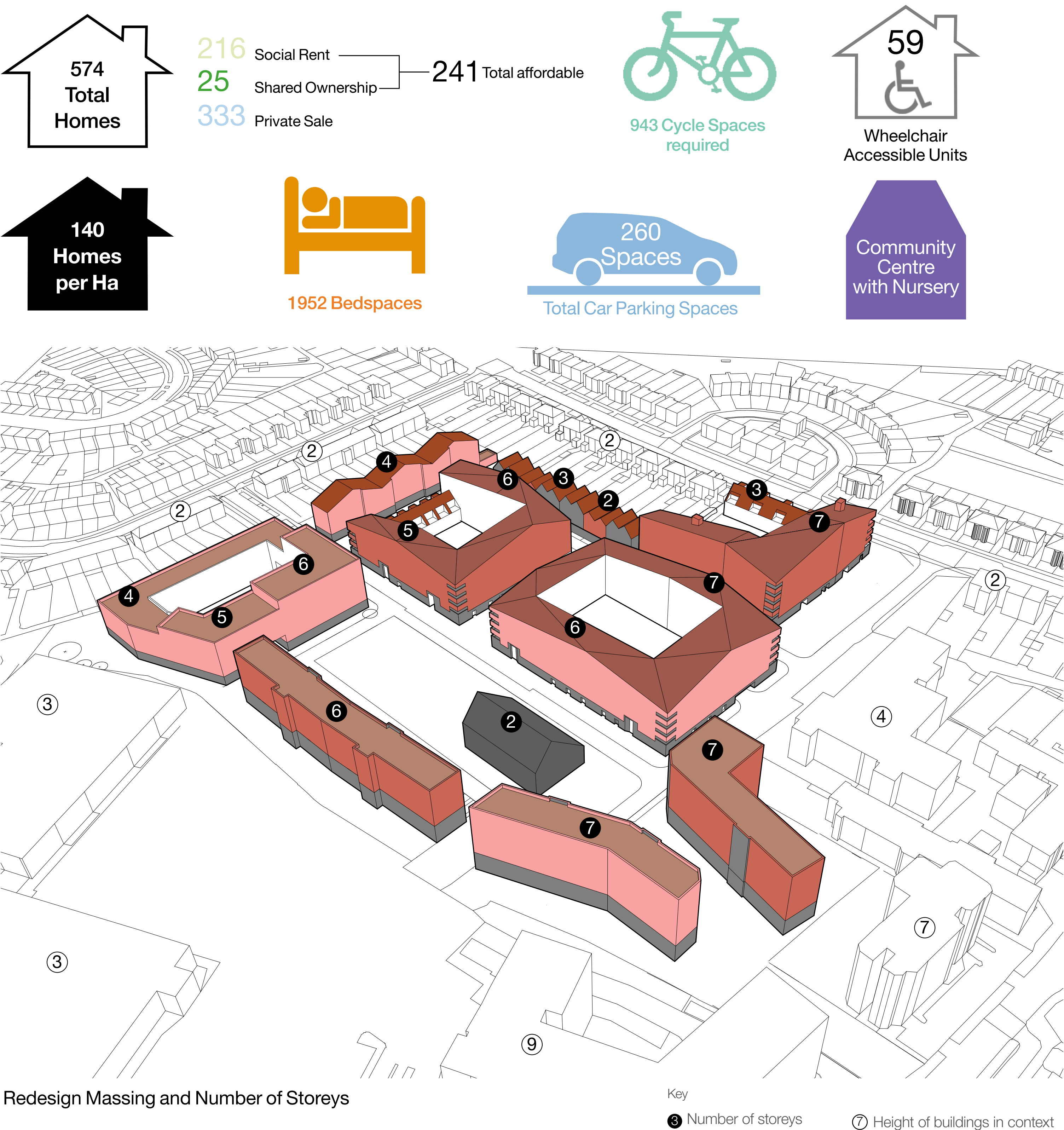
Massing highlighting Maximum Number of Storeys

Key
⑦ Maximum number of storeys
③ Height of buildings in context

The Redesign

London Borough of Harrow has commissioned a redesign of the scheme in order to reduce the overall height based on MOD restrictions. This remains based on the original scheme's masterplan and principles. Following further consultation with residents and the wider community, an amended planning application was made in early December 2017.

Redesign Proposed Site Accomodation:



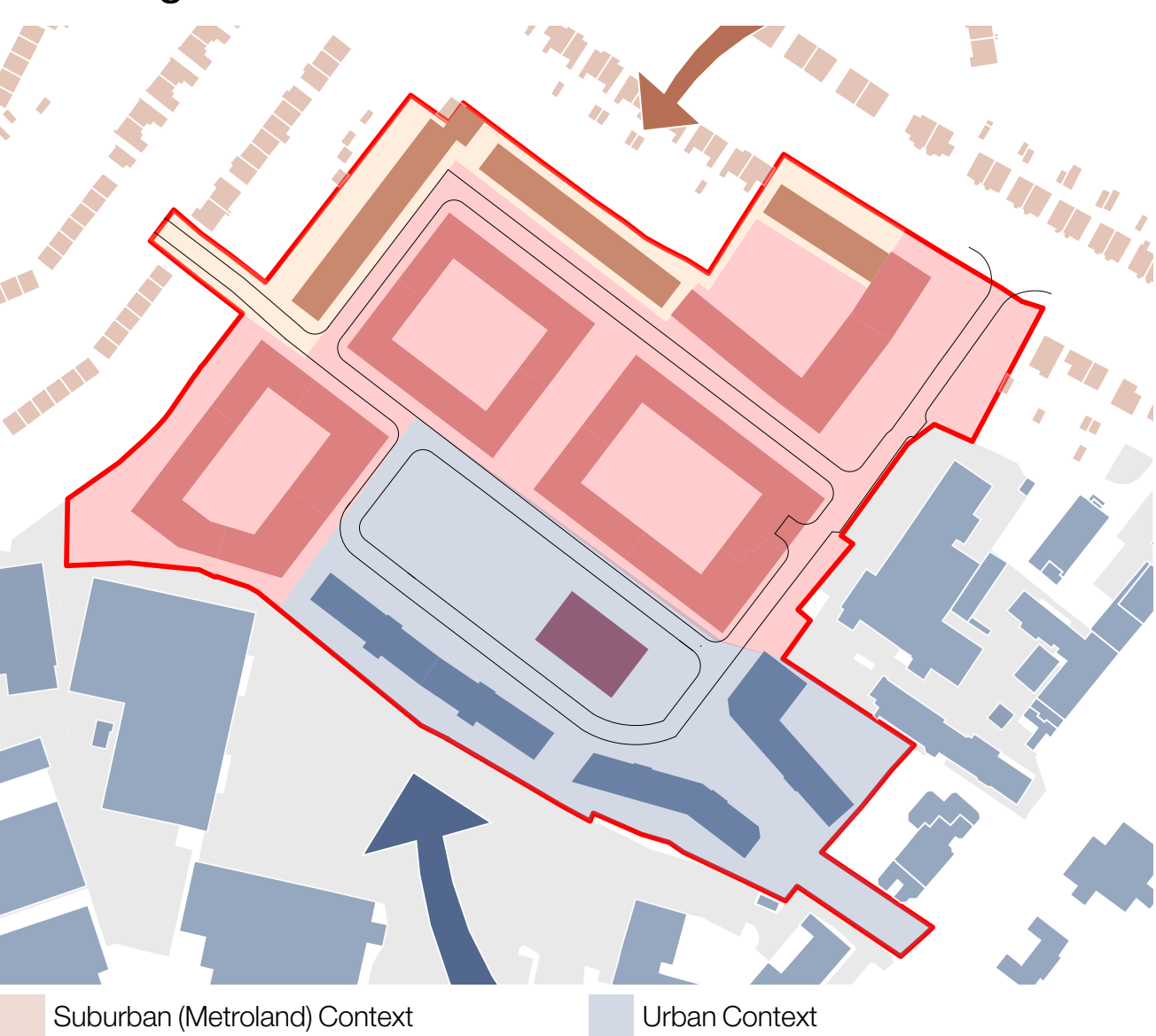
Defining Routes & Plots



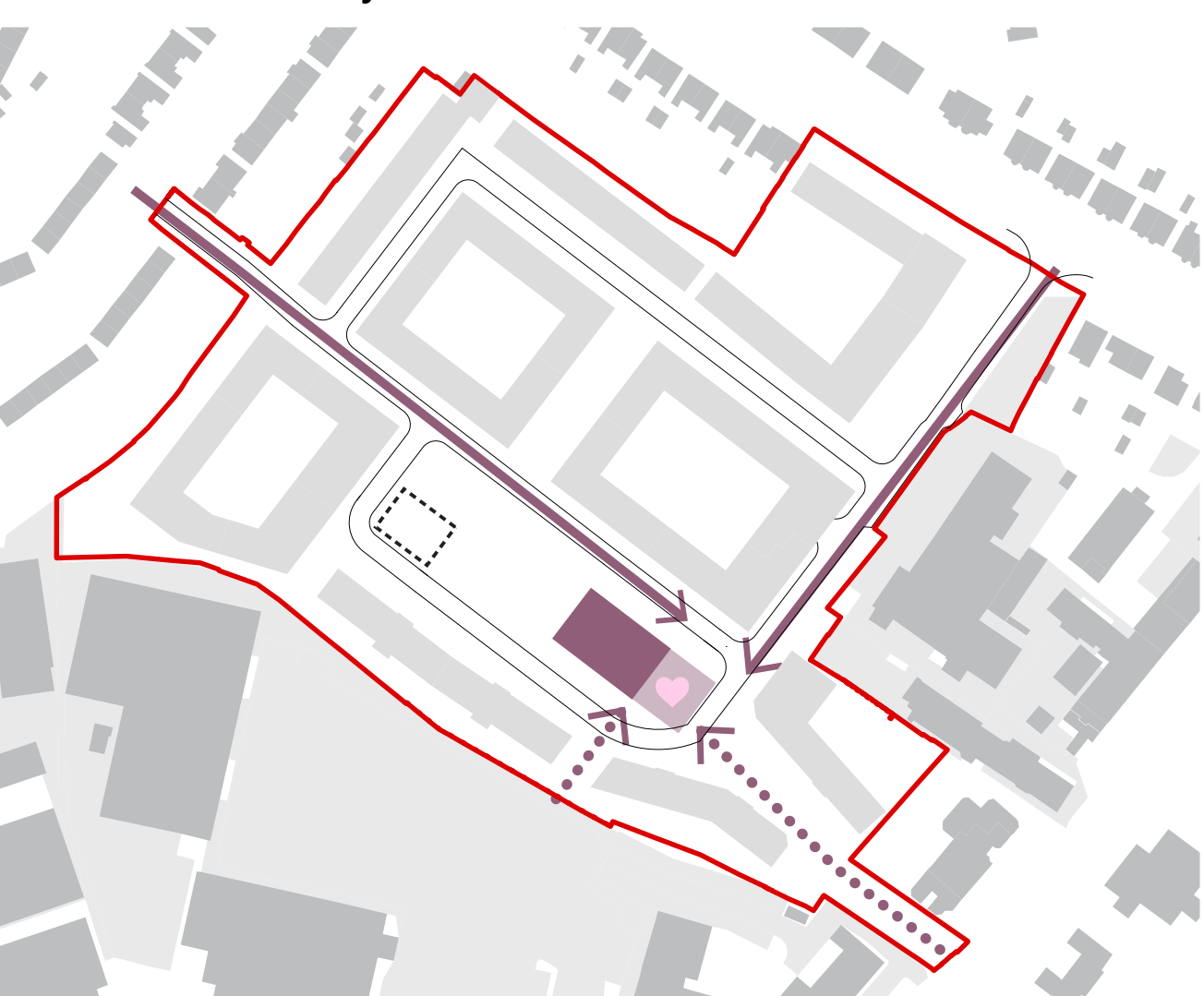
Public and Private spaces



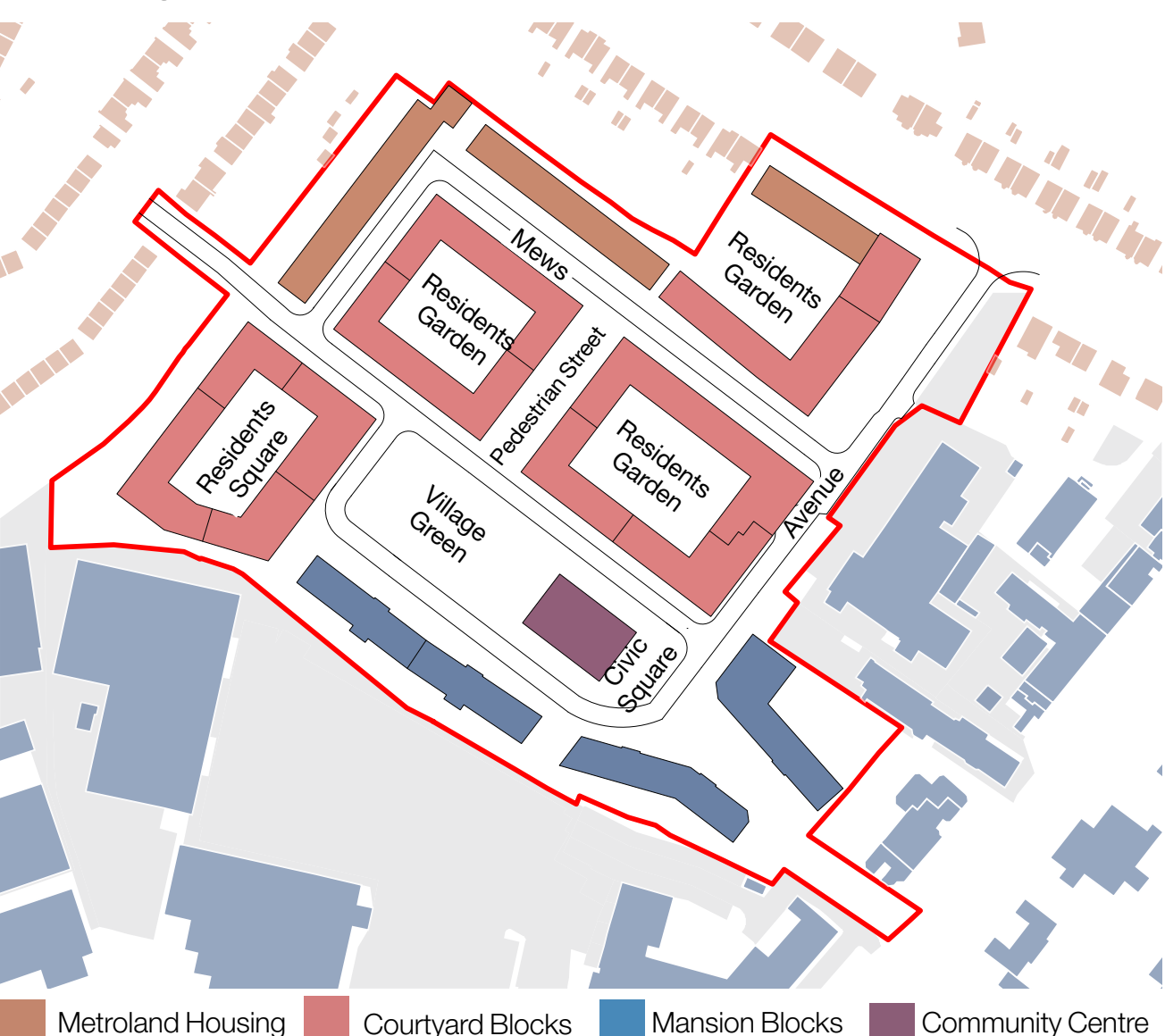
Stitching into the Context



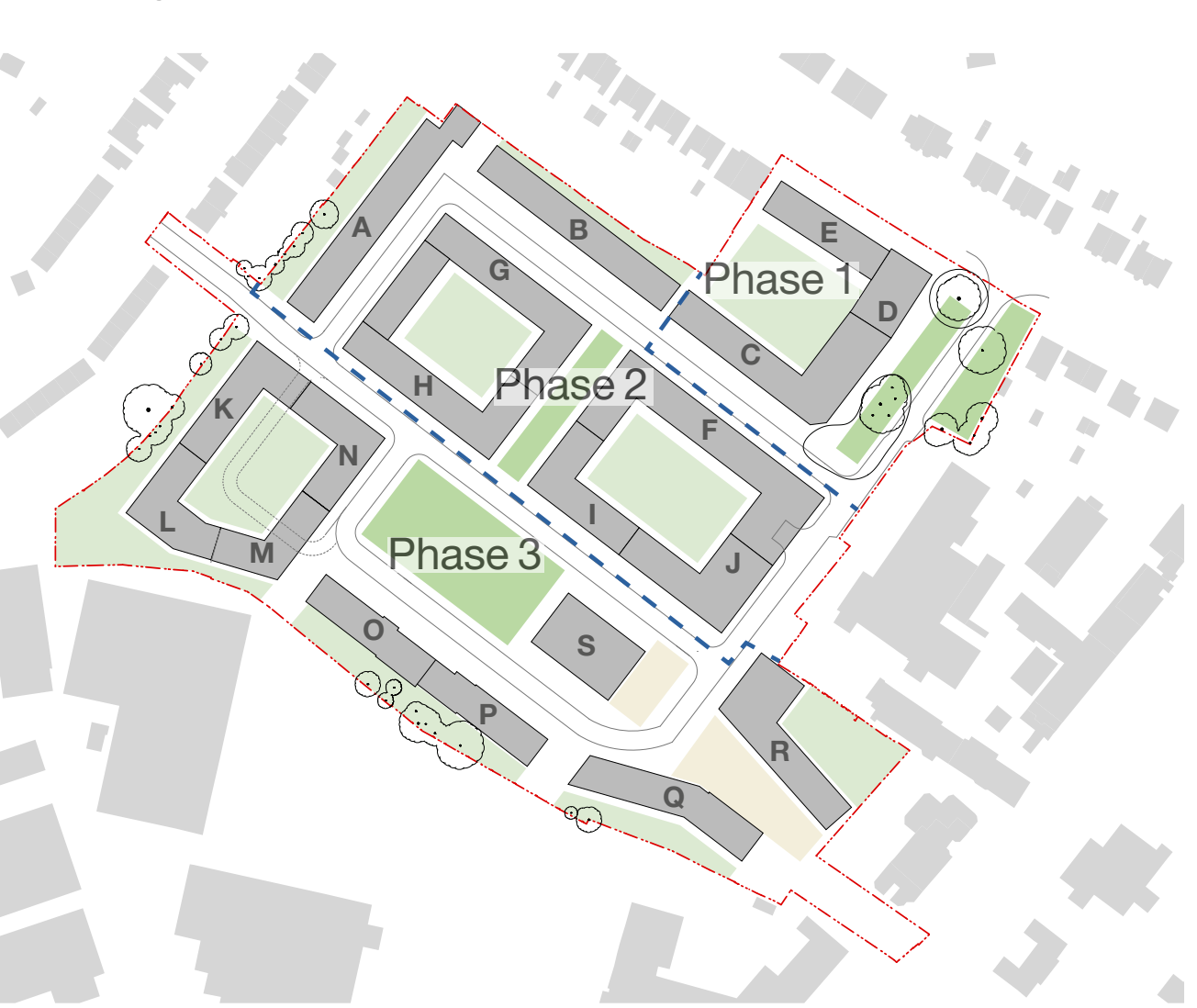
A new community hub



Creating Character Areas



Phasing



The Future Grange Farm Estate



Landscape Character Proposals

- Key:
- 1 Improved pedestrian and cycle access to Northolt Road;
 - 2 Grange Square: New public realm square fronting the community centre;
 - 3 Community Centre;
 - 4 Village Green: Public open green space;
 - 5 Shared surface residential access street with a street parking and street trees;
 - 6 Informal ball games area and equipped play space within the Village Green;
 - 7 Dudley road vehicle access (existing access retained);
 - 8 Grange Walk: Pedestrian access street, with direct front door access, doorstep play and public gardens;
 - 9 New Pedestrian Link to Waitrose;
 - 10 Shaftesbury Avenue: Existing vehicle access retained, between existing mature trees in Parkland setting;
 - 11 Existing access to the British Legion car park retained;
 - 12 Bee & Butterfly Garden: Communal residential courtyard;
 - 13 Orchard Garden: Communal resident's podium garden;
 - 14 Woodland Garden: Communal residents' courtyard;
 - 15 Pine Court: Semi-private resident's courtyard;
 - 16 Private residents gardens including native species boundary planting and communal gathering spaces.



Landscape Character Proposals

The design proposal for Grange Farm provides play spaces across the estate.

The mixture of play spaces provide dedicated areas for different age ranges, from doorstep play areas for young children (0 to 5), to the games court by the community centre for older children (age 12 to 18) and social spaces for the whole community.

Private gardens show the available outdoor recreation space in addition to public or communal garden playable spaces.

- Publicly Accessible Open Space = 6,902 m2
- Communal Open Space = 6,238 m2



Play Strategy
Playable Space Age Group Distribution Diagram

The focus is to provide clearly defined public spaces as a core part of the scheme for the whole community to enjoy. Dedicated communal gardens for individual plots, concentrated around the edge of the site, provide additional private recreational areas for those residents.



Open Space Accessibility Diagram

- Parks and garden (7,602 m2)
- Natural & Semi Natural Green Space (2,770 m2)
- Allotment (271 m2)
- Equipped Play Space (2,166 m2)
- Playable Space (842 m2)
- Amenity Green Space (96 m2)



Roundabout



Doorstep Play



Woodland Trails



Giant Spinning Disc



Hammock Swing



Sunken Trampoline



Village green precedent images



Courtyard gardens with doorstep play



Multifunctional public realm



Contact with nature



Open space for informal play



Defensible planting to residential frontages

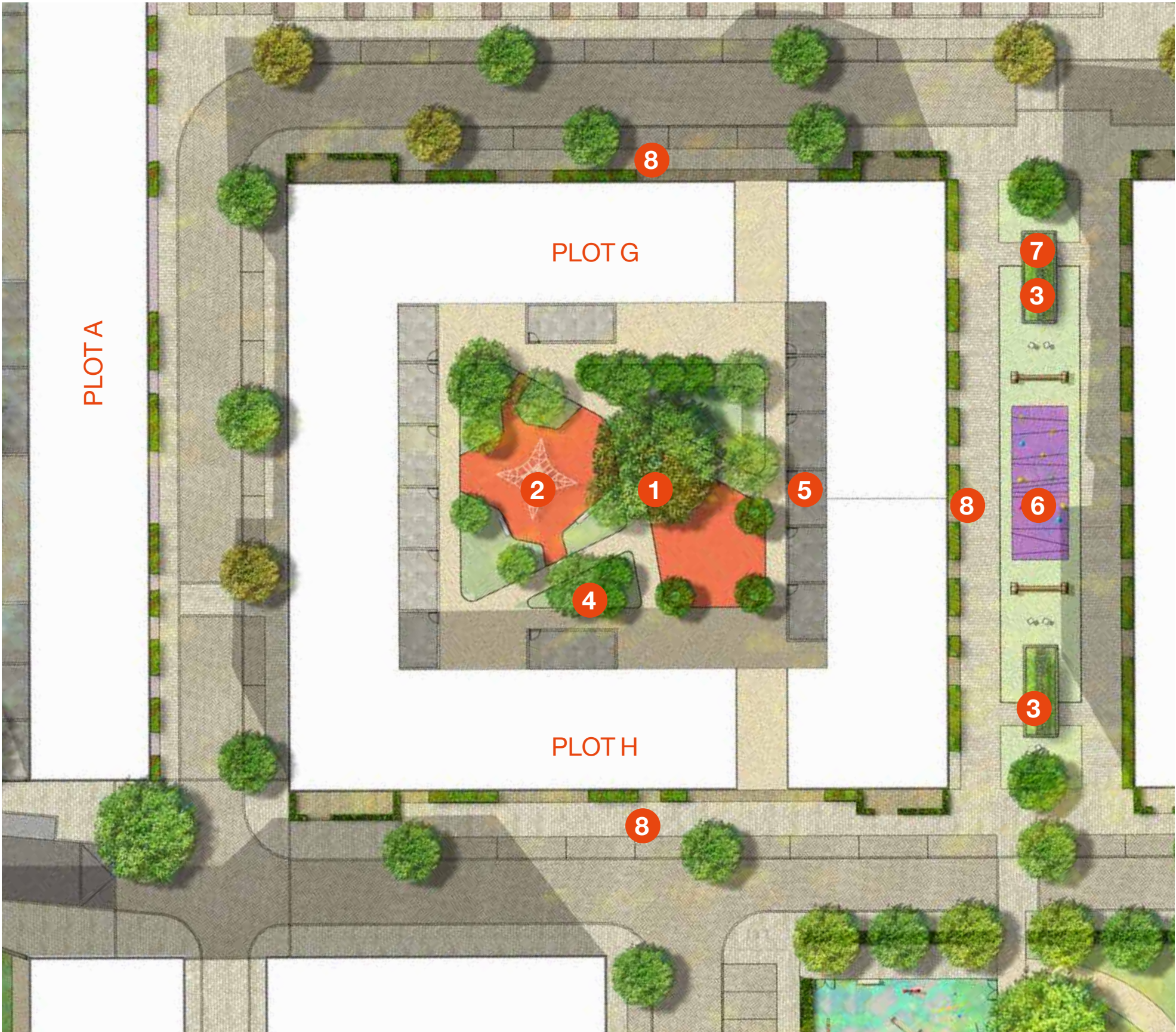
Woodland Garden Plan

A specimen tree provides the focal point for a garden themed on a native woodland.

Groves of trees form informal play spaces and the cool green tones of woodland planting create places for quiet relaxation, nature exploration, active play and games of hide and seek.

Habitat boxes for wildlife will be integrated into the planting and building facades and a footpath will connect spaces, including the residents cycle store.

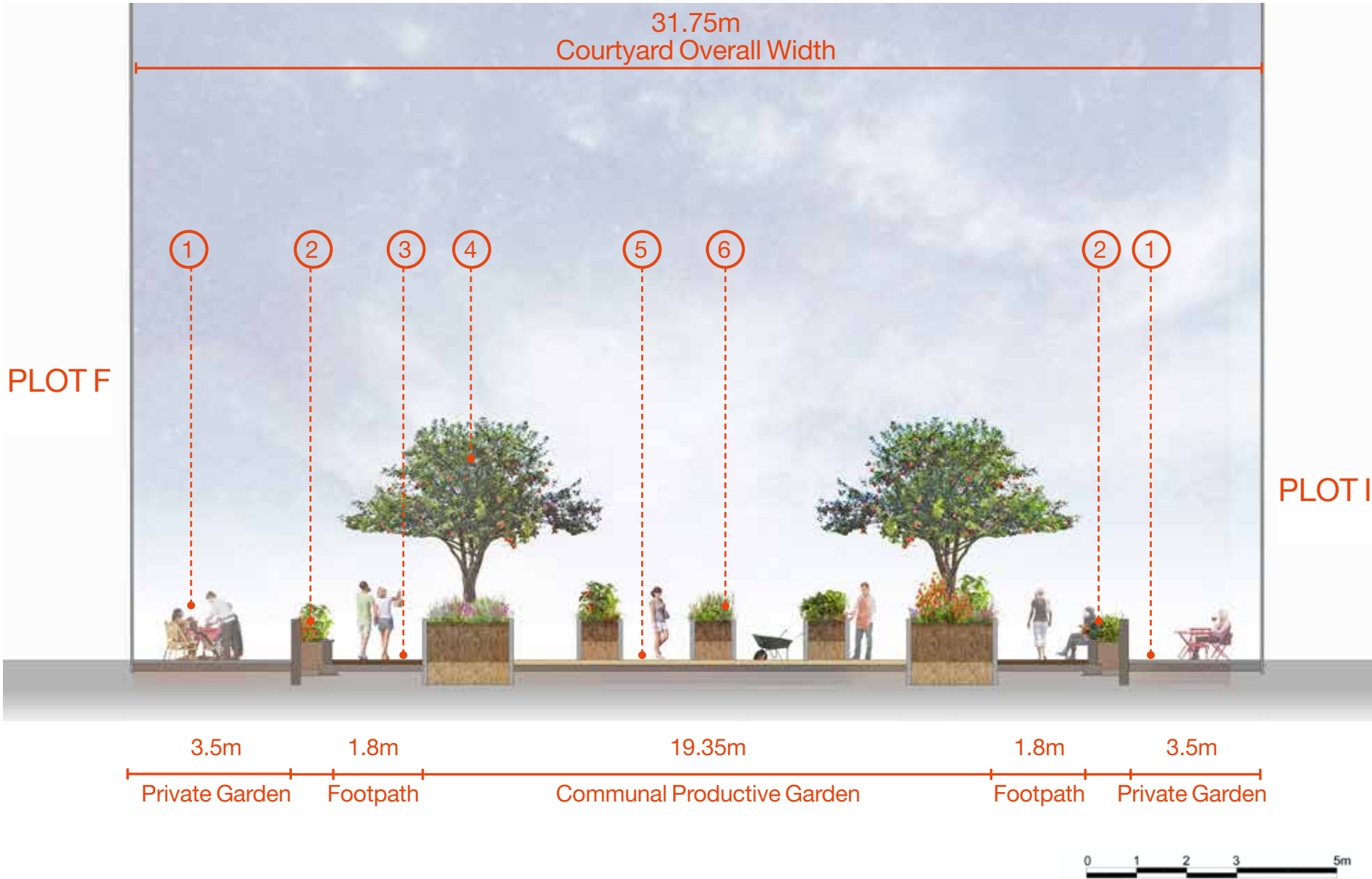
Connecting views are maintained for security with level access from adjoining private gardens and passive surveillance from overlooking units.



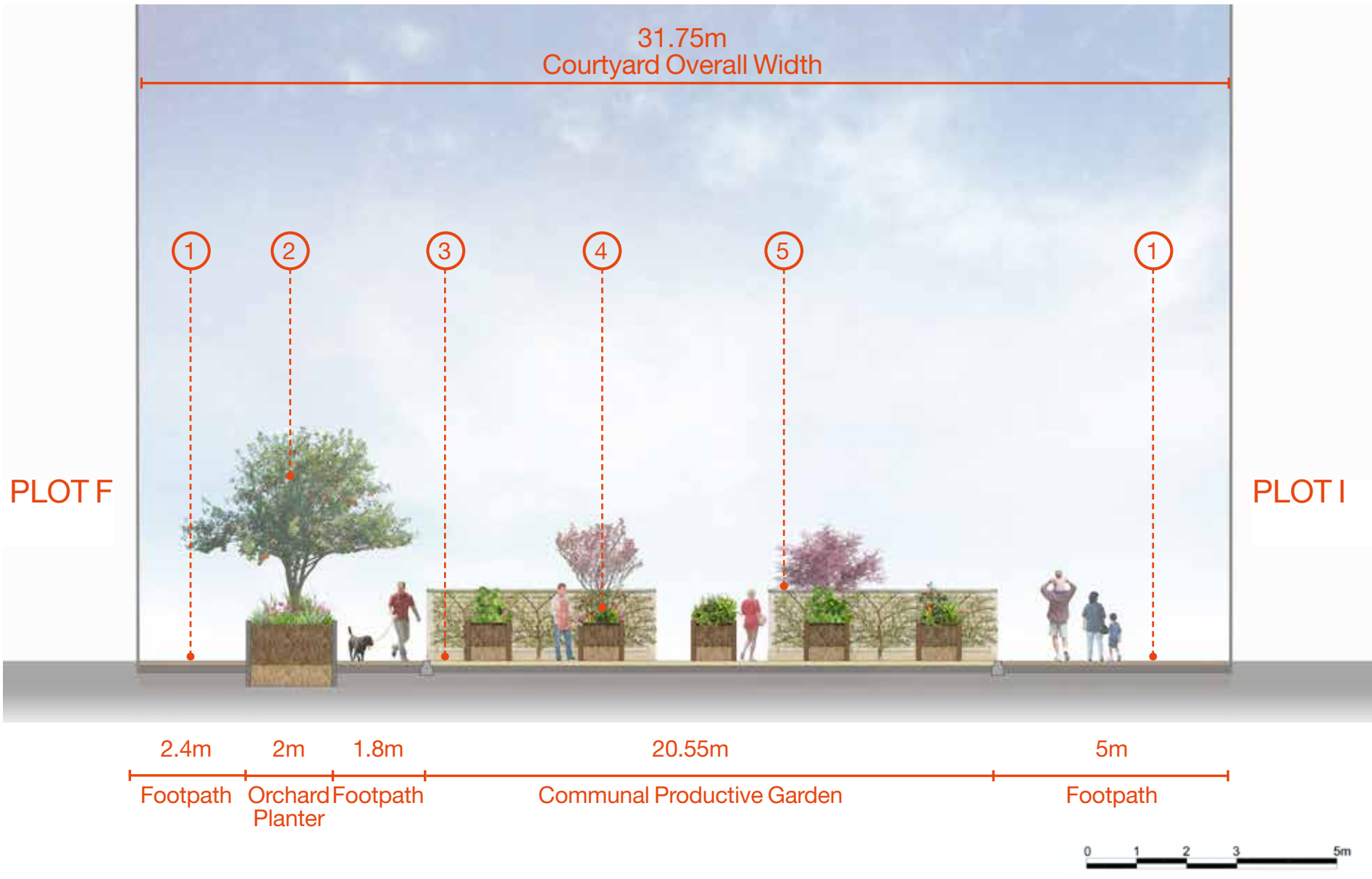
- Woodland Garden Plan Legend:
- 1. Proposed specimen tree in centre of courtyard with seating and planted below with low level native woodland species;
 - 2. Proposed woodland grove play space;
 - 3. Small garden scale tree planting provides green veil to each end of the garden;
 - 4. Damp woodland habitat garden forming part of the site wide drainage strategy;
 - 5. Private residents gardens with level access to the courtyard;
 - 6. Grange Walk doorstep play;
 - 7. Grange Walk gardens with raised planters and fruit trees;
 - 8. Private residential entrances with defensible planting and doorstep seating.

Orchard Garden Sections

- Section 1 Legend:
- 1. Private residents gardens with level gated access to the courtyard;
 - 2. 900mm high brick wall boundary to private gardens and raised brick planter with edible and ornamental planting mix;
 - 3. All weather bound gravel circulation route with low level lighting to Courtyard;
 - 4. Raised planter with fruit tree and edible planting mix;
 - 5. Bound Gravel finish to centre of garden;
 - 6. Raised 'grow your own' plant beds for communal use.



- Section 2 Legend:
- 1. All weather bound gravel circulation route with low level lighting to Courtyard;
 - 2. Raised planter with fruit tree and edible planting mix;
 - 3. Bound Gravel finish to centre of garden;
 - 4. Raised 'grow your own' plant beds for communal use;
 - 5. Walls to ventilation outlets from basement car park below; Climbing plants and fruit trees are proposed to soften the walls.

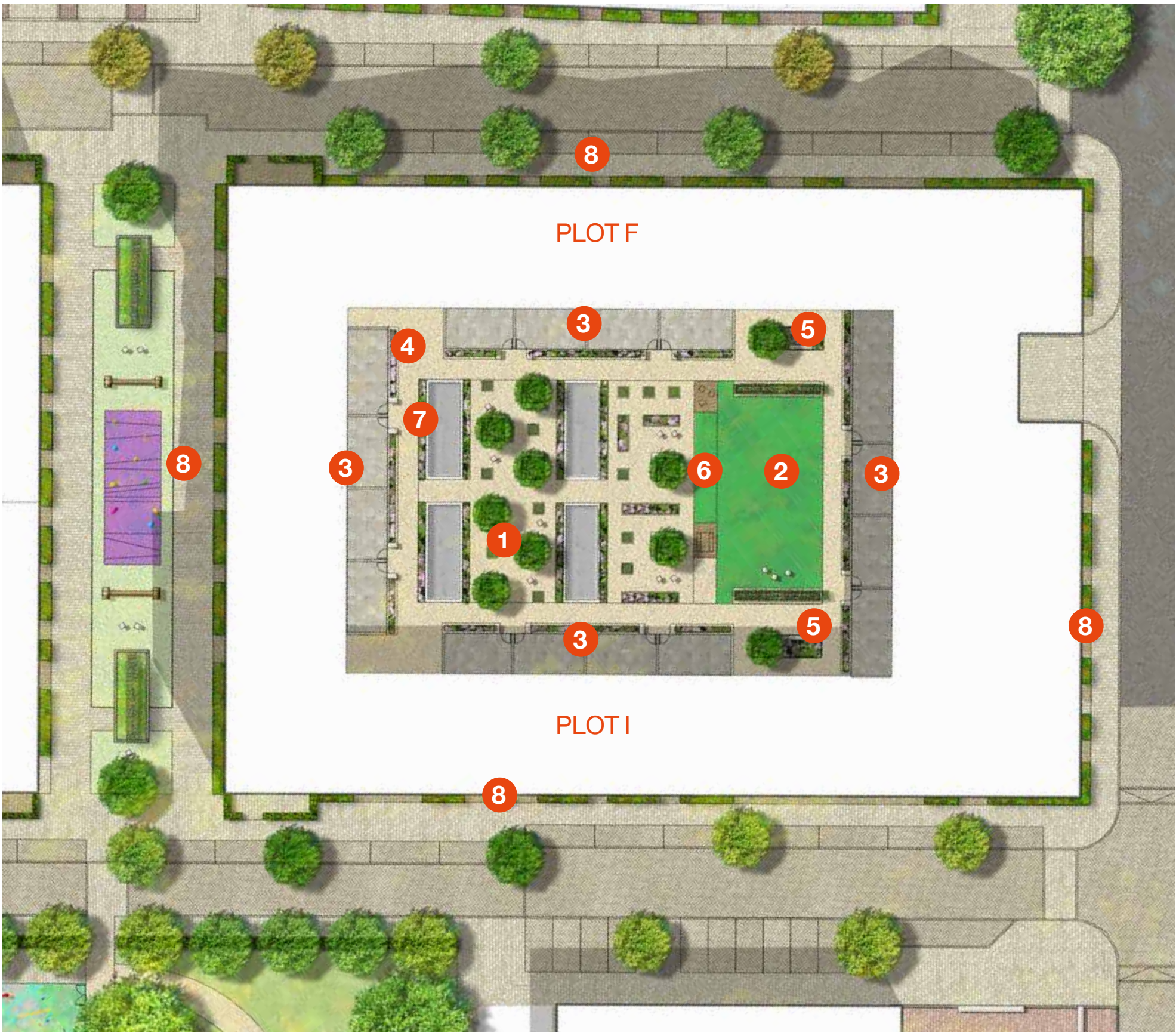


Orchard Garden Plan

The orchard garden is a podium garden between Plots F, I and J. Level access is provided from the private gardens and lift and staircases of adjoining units to a space dedicated to productive gardening and play. Raised beds provide community growing boxes for residents' use along with a community store for shared tools, seeds and ideas. Timber deck areas and seating provide spill out spaces and meeting places associated with the store at the heart of the gardens.

Equipped play space forms the eastern area of the gardens . In addition to younger children's play, there will be table tennis tables and a trampoline.

A variety of seating offers places to meet or for quite relaxation. Edible planting including plants such as strawberries and chives are proposed to the courtyard boundaries along with an orchard of fruit trees.

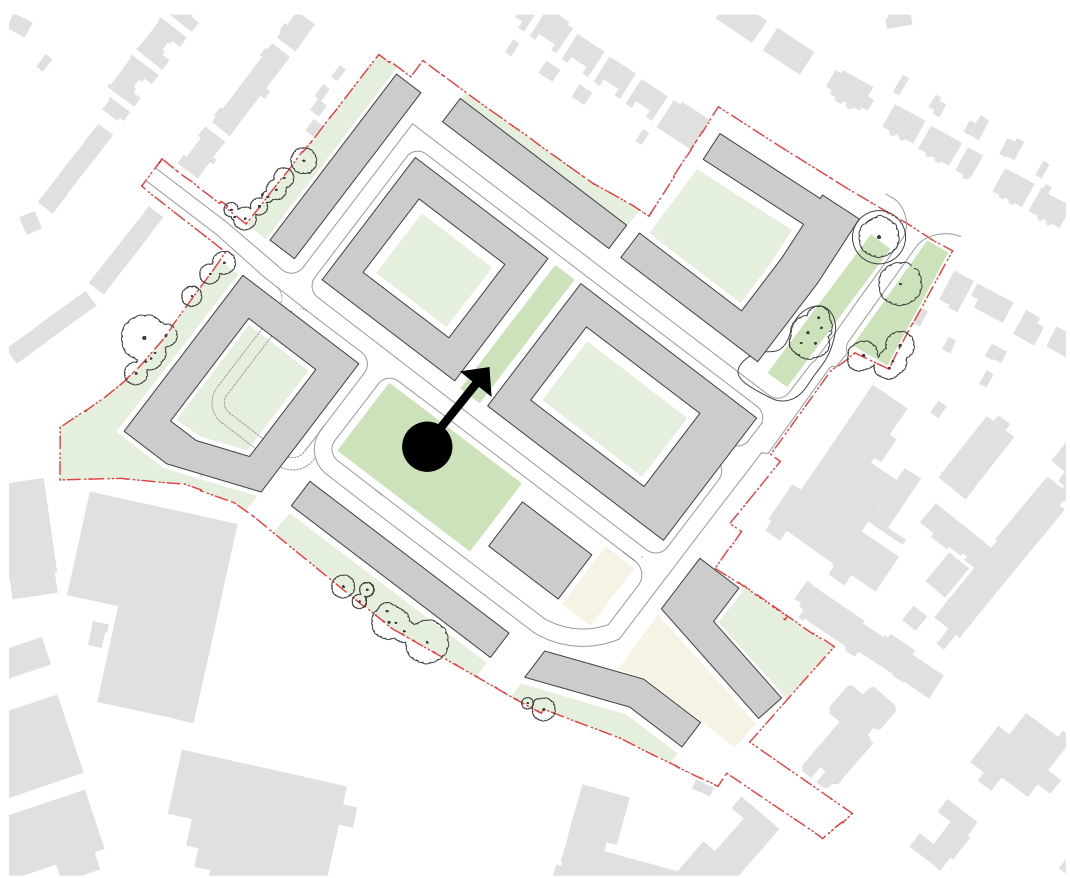


- Orchard Garden Plan Legend:
- 1. Orchard planting forming framework of fruit trees throughout the gardens;
 - 2. Equipped playable space with rubber crumb surface;
 - 3. Private residents gardens with level gated access to the courtyard;
 - 4. Paved and lit all weather circulation routes;
 - 5. Fruit trees form perimeter planting with productive beds for communal use
 - 6. Communal store and residents facility ;
 - 7. Ventilation outlets associated with the basement car park below pop up into podium and provide opportunity for fruit tree planting, climbing plants and seating;
 - 8. Private residential entrances with defensible planting and doorstep seating.

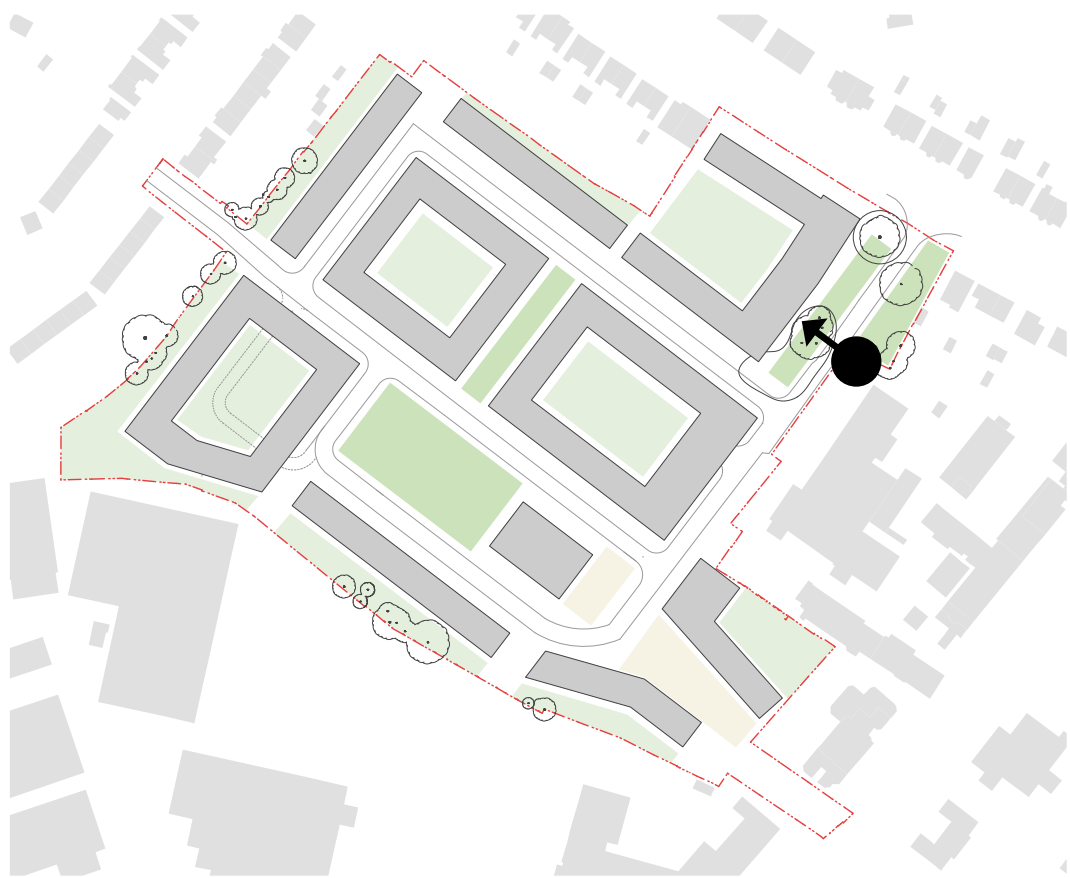
Grange Walk: pedestrian route with doorstep play



Pedestrian Entrance to Courtyard Block



View Location Point

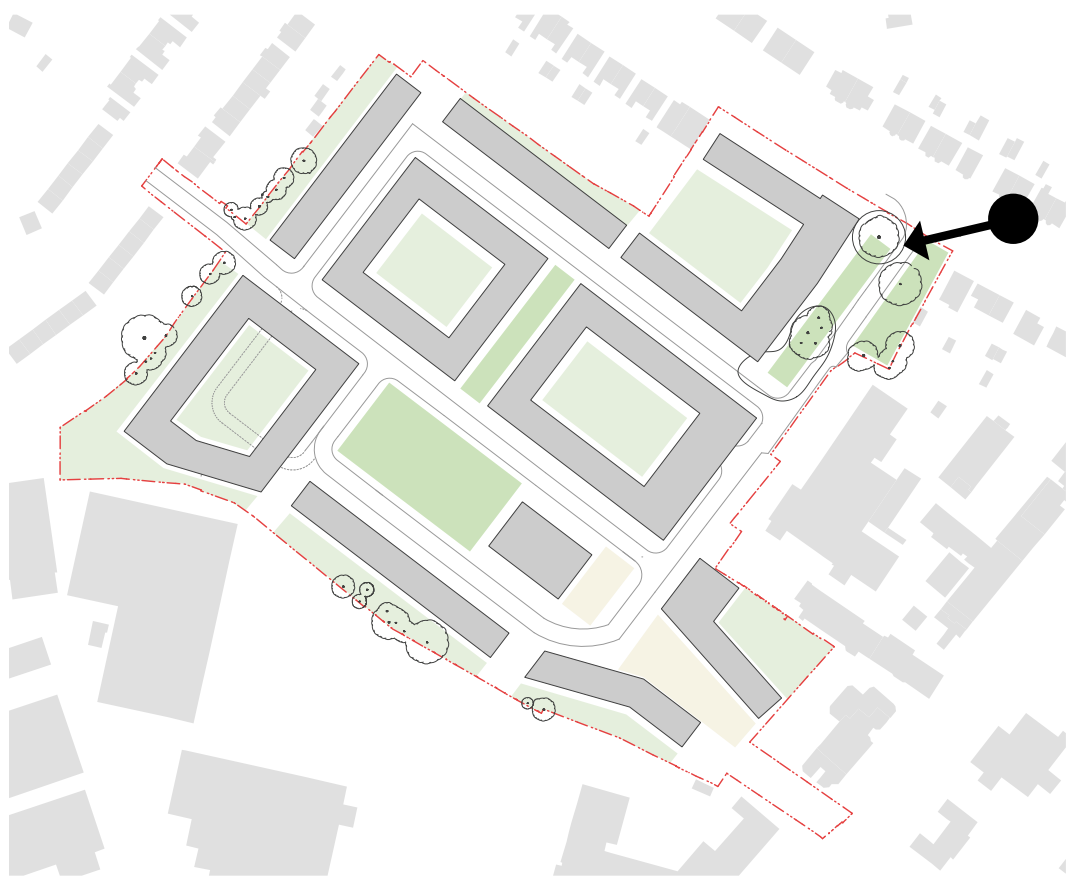


View Location Point

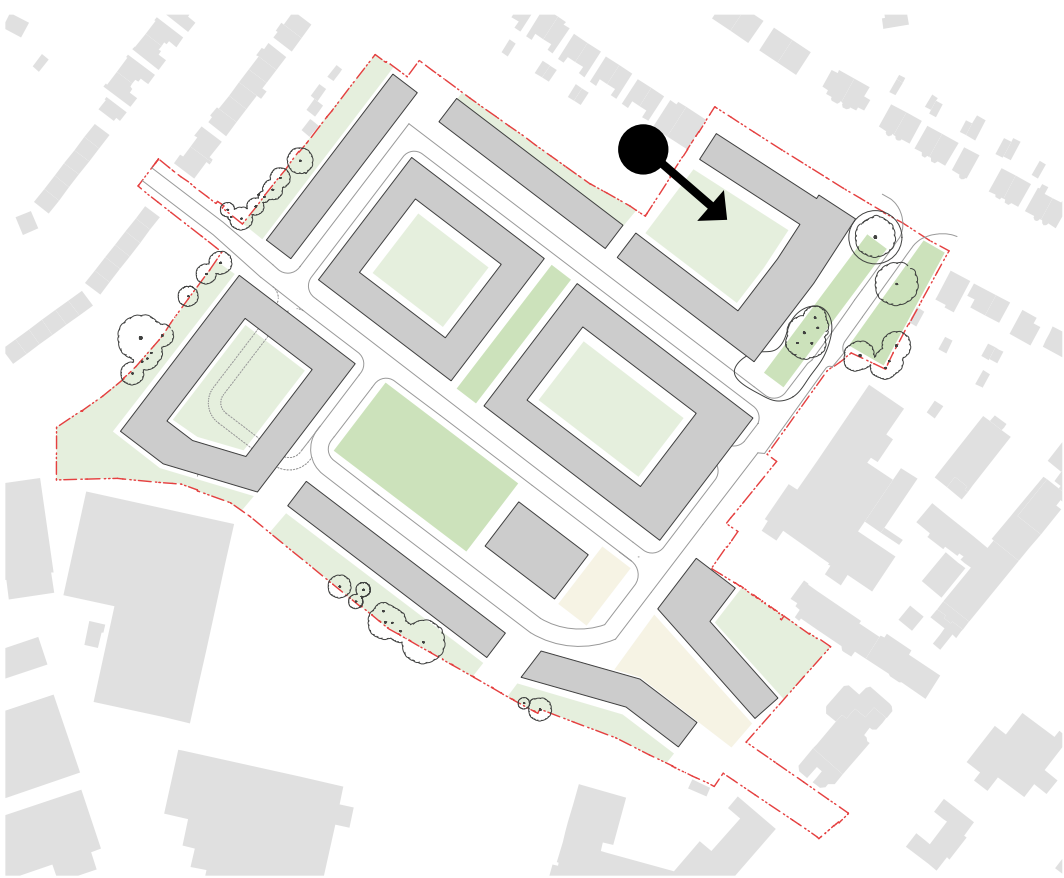
Main entrance to Grange Farm from Shaftesbury Avenue



Courtyard Garden



View Location Point

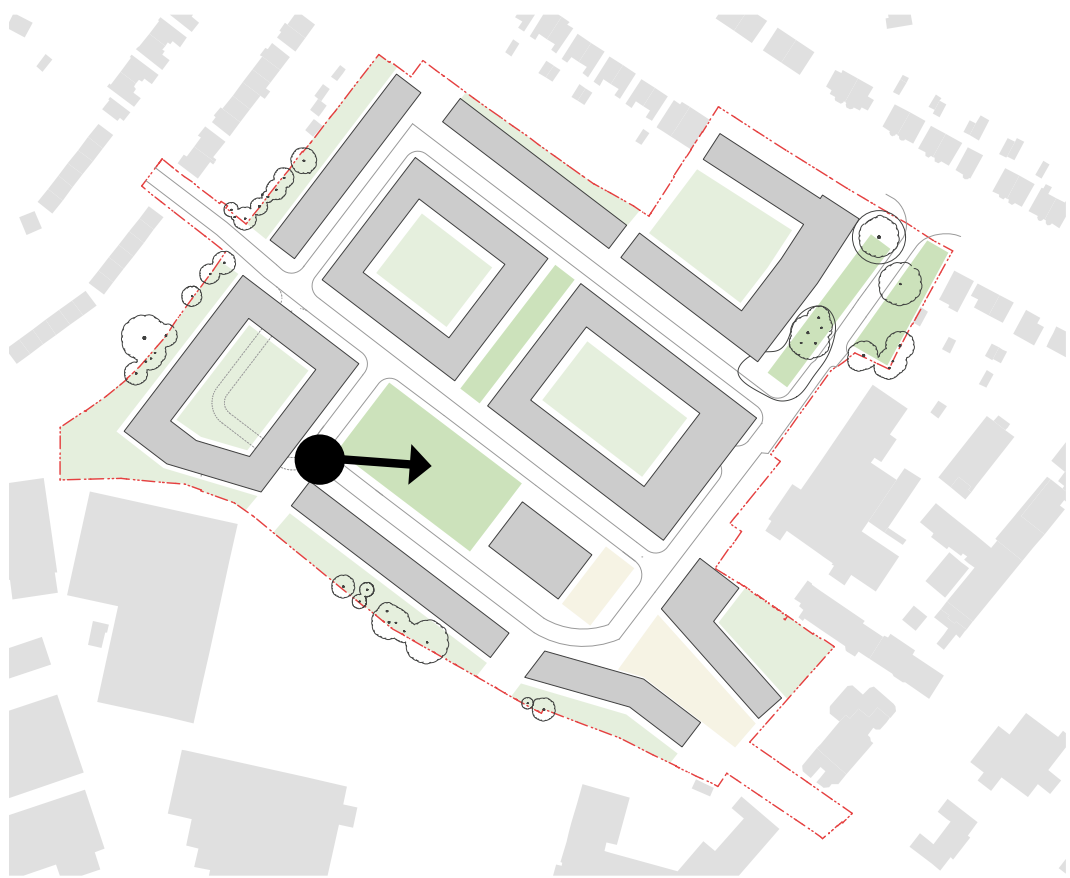


View Location Point

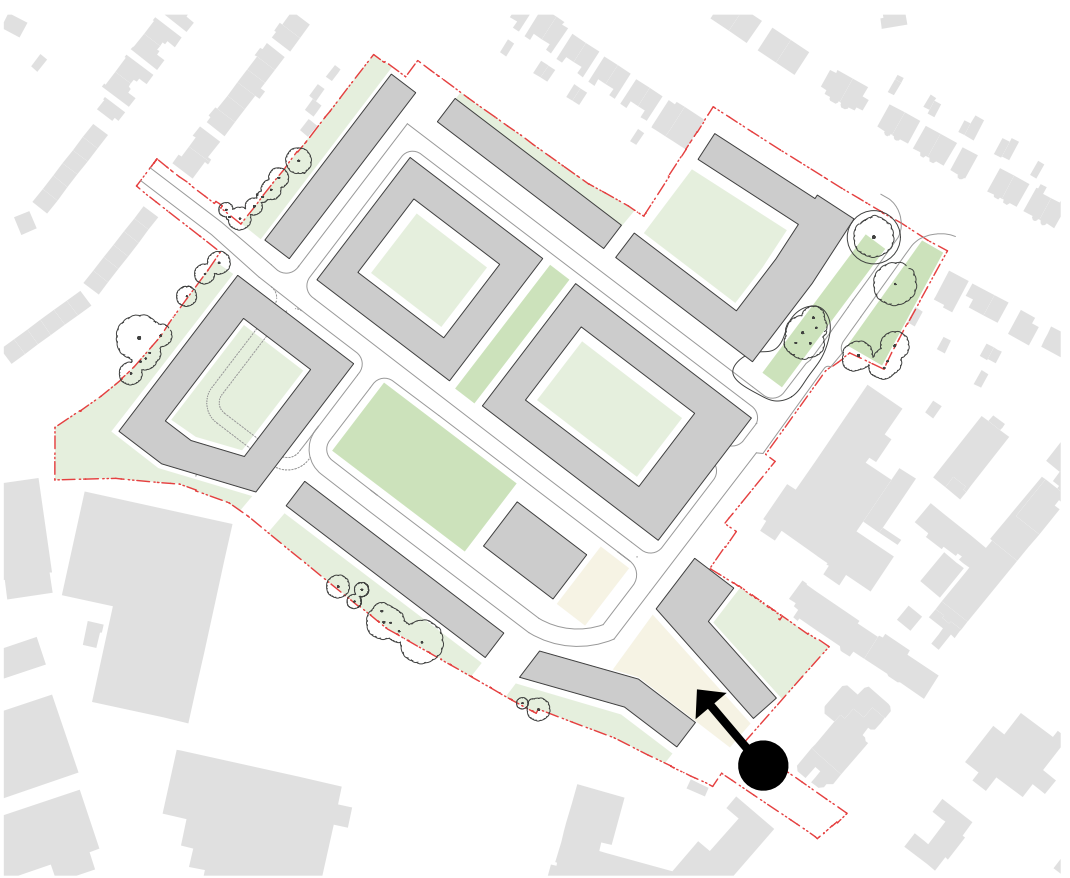
Village Green



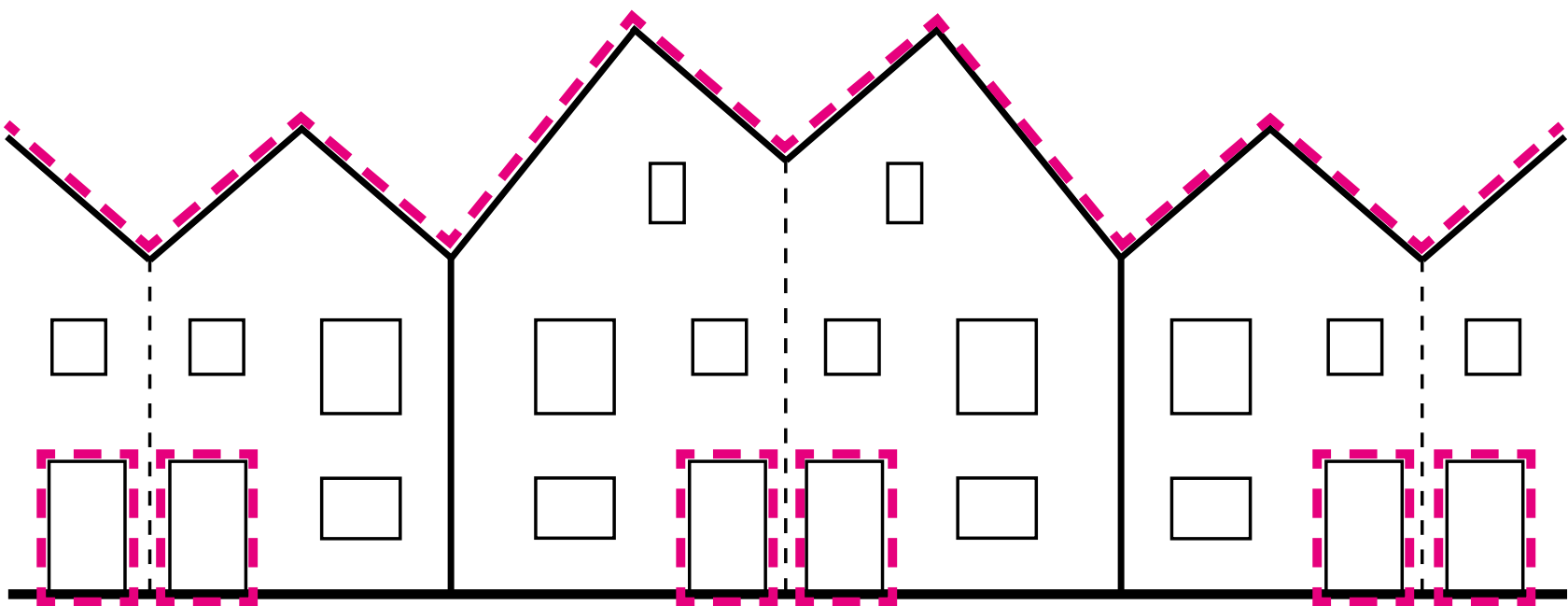
Northolt Walk; improved pedestrian route from Northolt Road



View Location Point

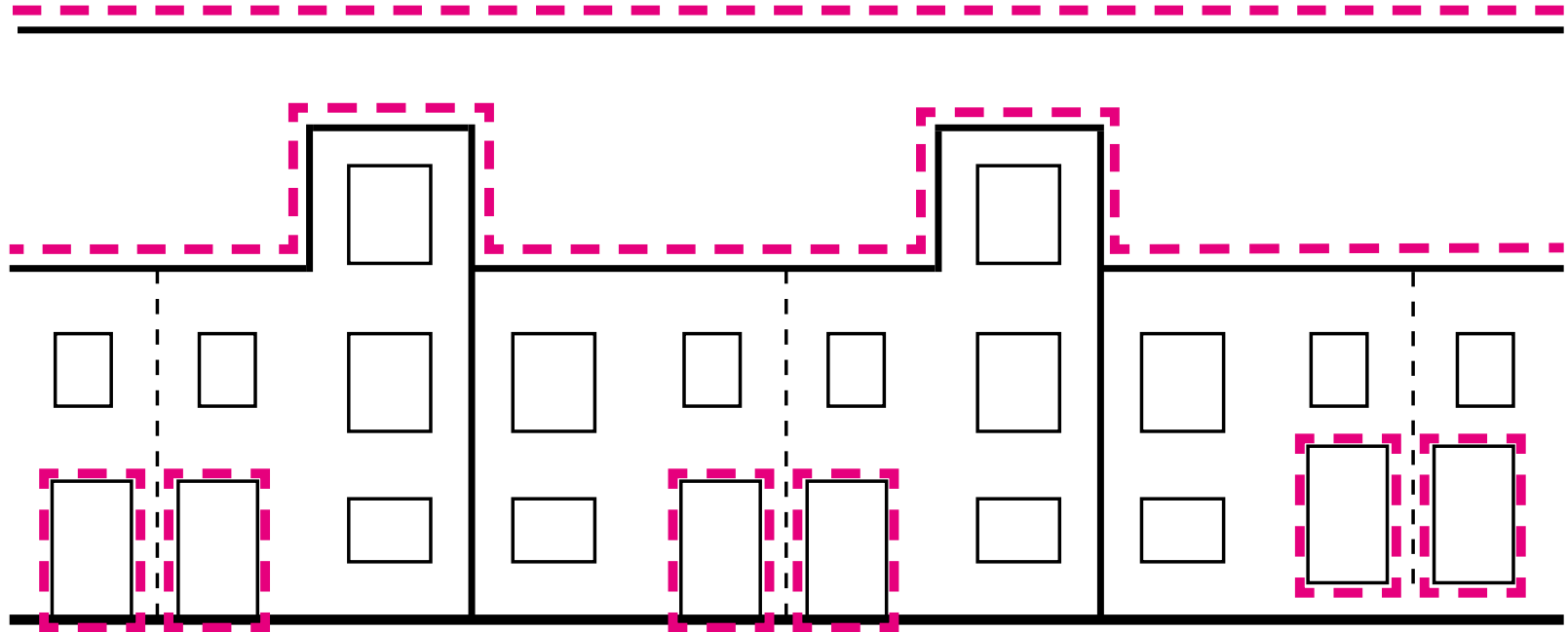


View Location Point



Metroland Mews Housing

- Steep Pitched Roofs
- Symmetrical
- Front Gardens



Metroland Terrace Housing

- Built-In Dormers
- Pitched Roof
- Recessed Entrances



Mews Street Elevation



Elevation onto Shaftesbury Avenue



Recessed entrance



Pitched roofs



Repeating window proportions



Symmetry



Brick continues up face of dormer



Built in Dormers



Draping tiles over facade



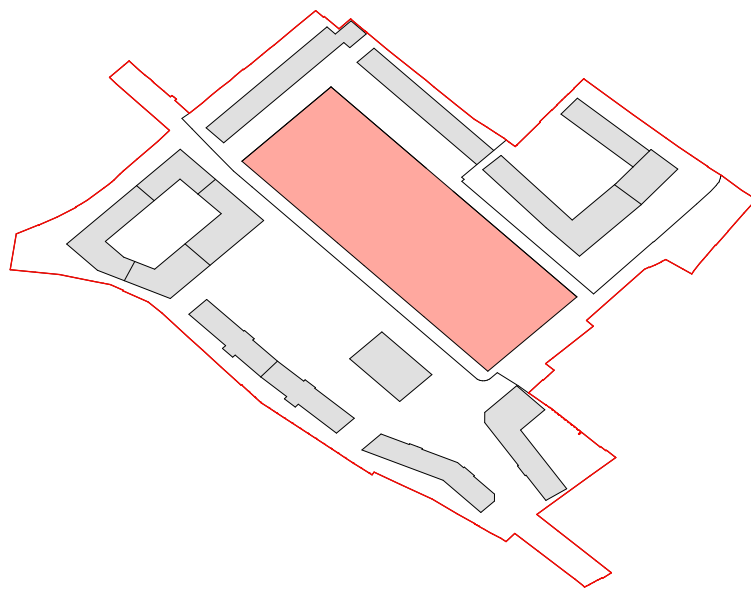
Kitchen windows overlooking the street, increasing passive surveillance

Courtyard Blocks

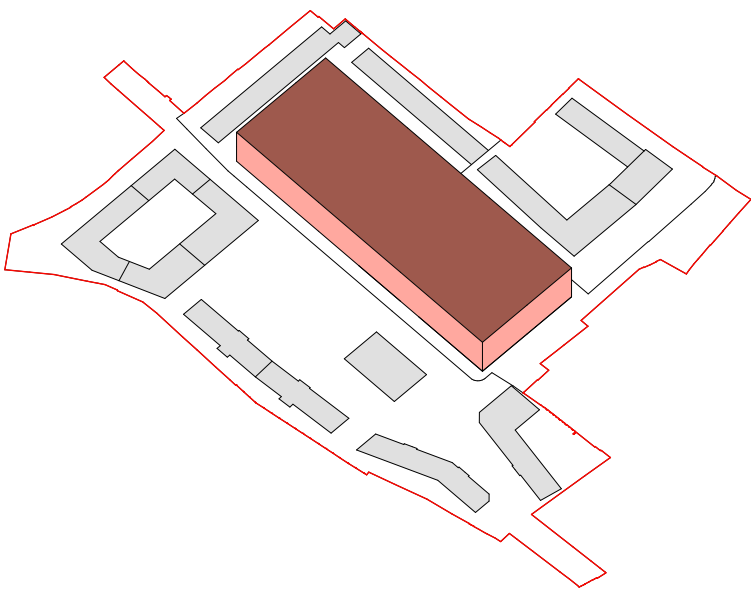


Courtyard Block

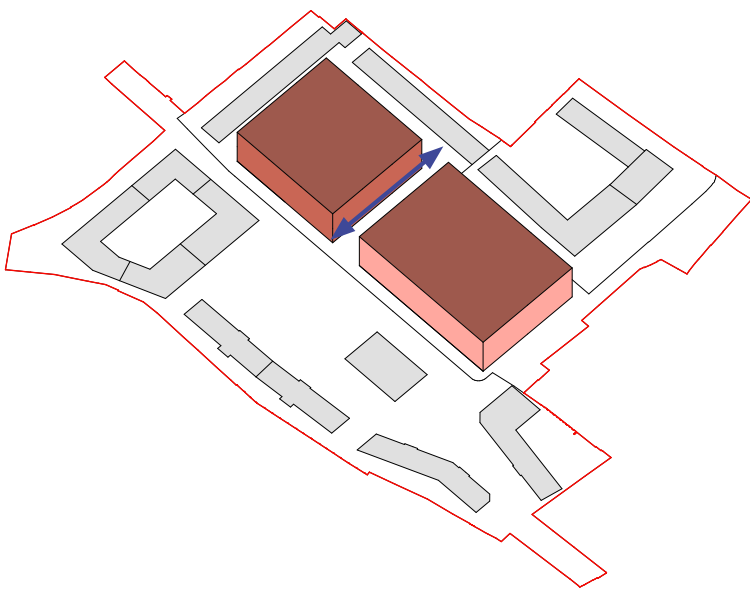
- Localised folded Pitches
- Ground Floor Brick Plinth
- Ground Floor Duplexes
- Front Gardens
- Feature Corners



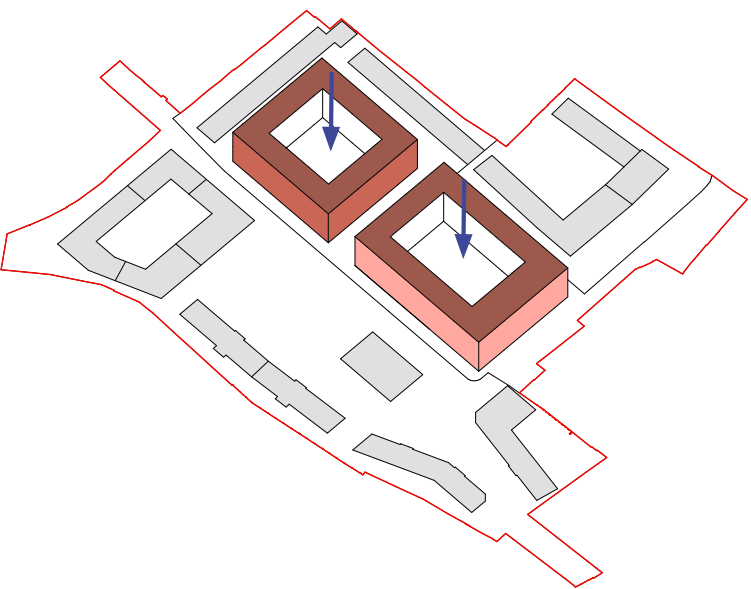
1. Plot located at the centre of the site



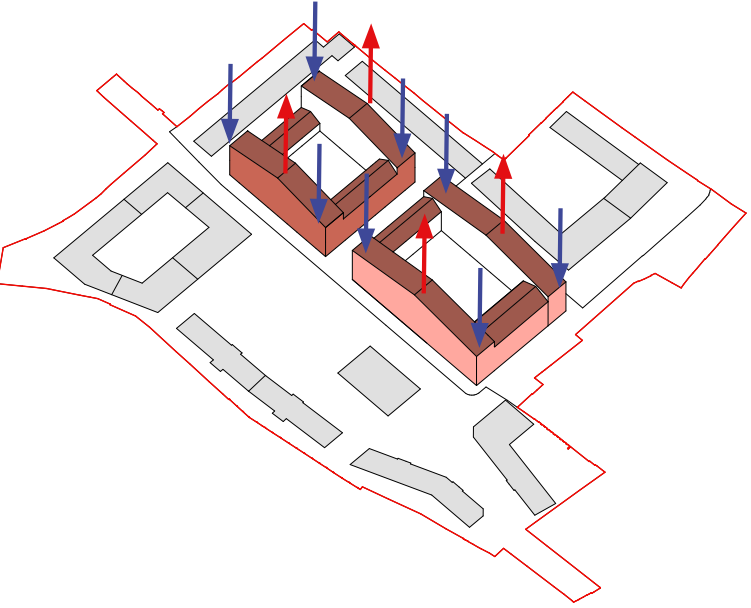
2. Urban Block



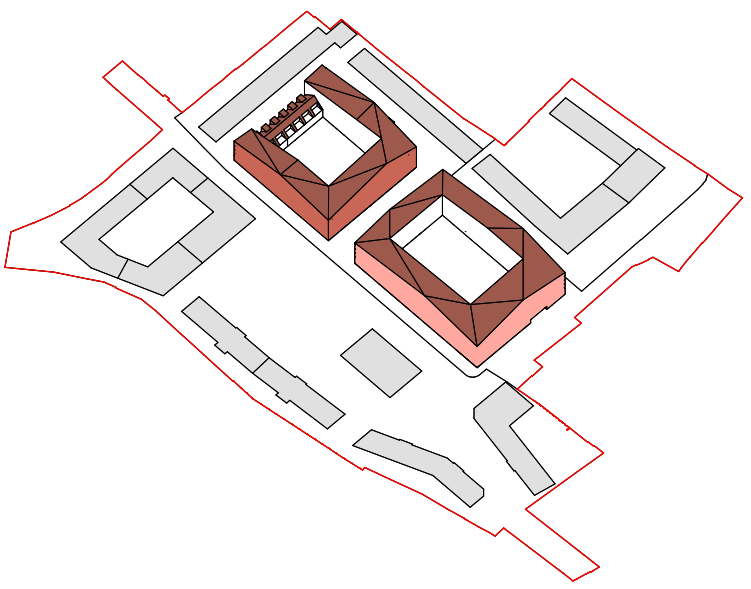
3. Urban block cut in two to create pedestrian route through the middle to Village Green



4. Courtyards created



5. Pitched roofs added, creating corners of interest



6. Pleats and folds added to pitched roofs to create more interest and work within MoD height restrictions



External Courtyard Elevation



Internal Courtyard Elevation



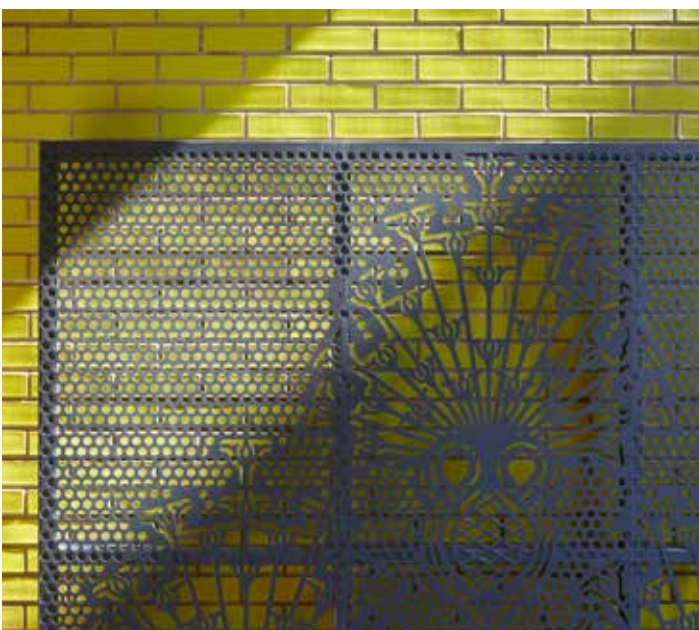
Folding roofscape with standing seam metal roof



Individual front doors opening onto street



Well lit underpasses provide pedestrian access to the courtyard



Perforated patterns to pedestrian underpass gates



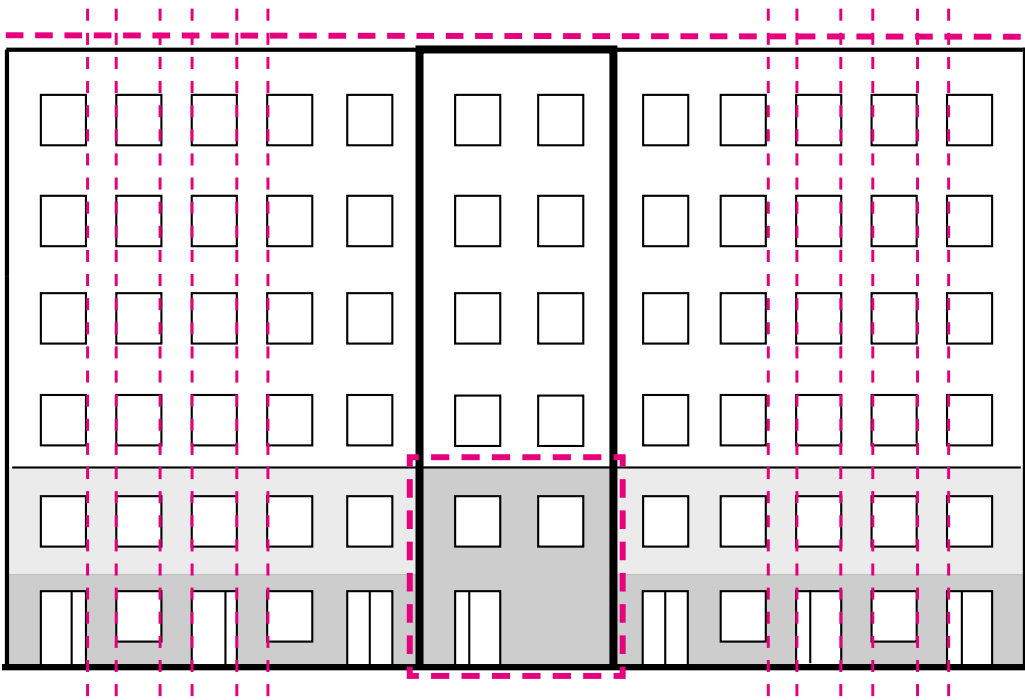
Ground floor private gardens with access to the communal garden



Well landscaped courtyard gardens overlooked by deck

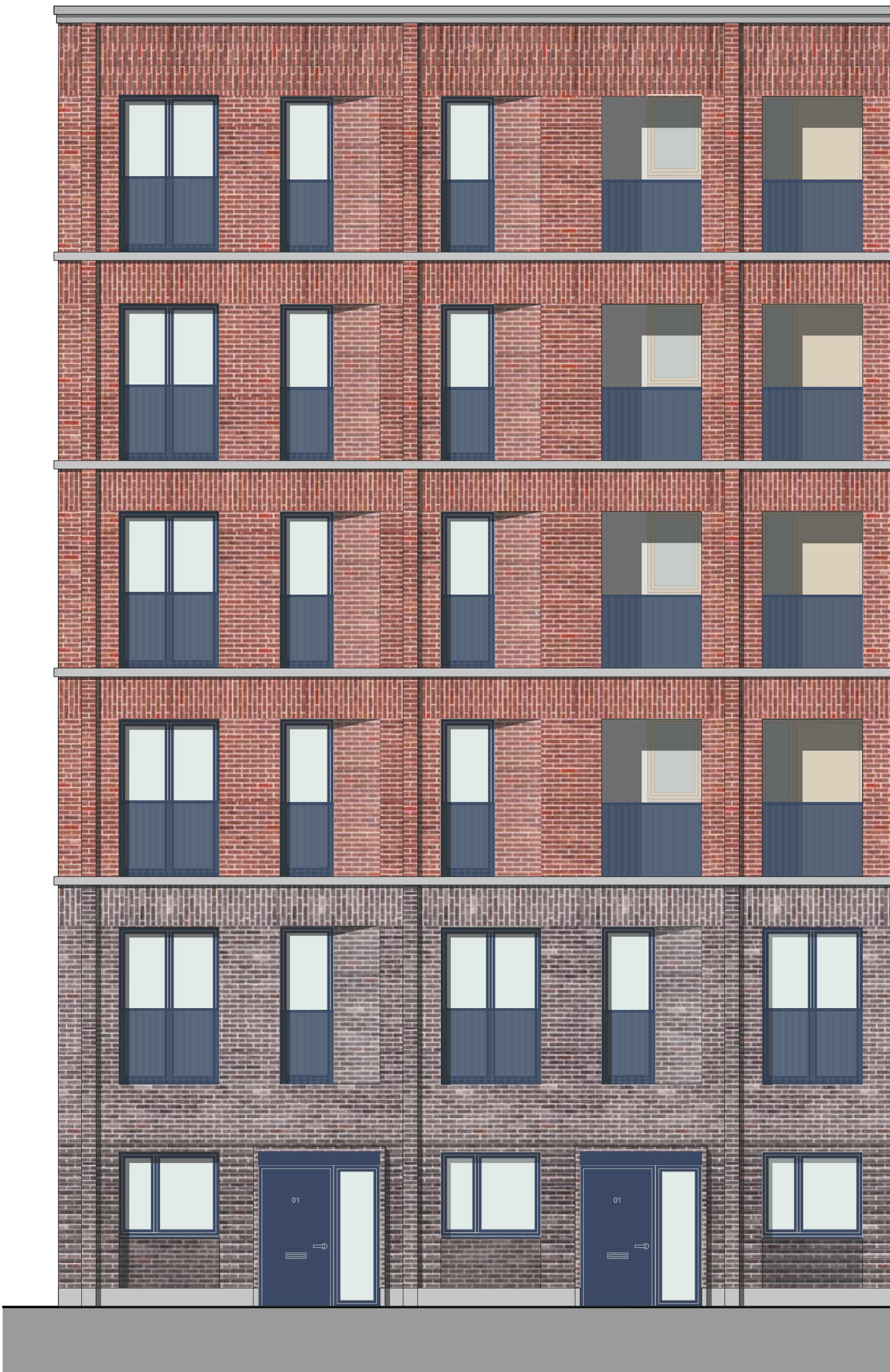


Red brick outer skin 'crust' with a white brick face for the 'core' courtyard skins



Urban Mansion Block

- Flat Roofs
- Two Storey Brick Plinth
- Expressed Entrance
- Regular Proportions
- Ground Floor Duplexes



Typical Mansion Block Bay View



North Facing Mansion Block Elevation



South Facing Mansion Block Elevation



Proportion and rhythm within facade



Inset deck access with colonnade of brick piers



Projecting brick to emphasise verticality



Projecting concrete floor plate banding



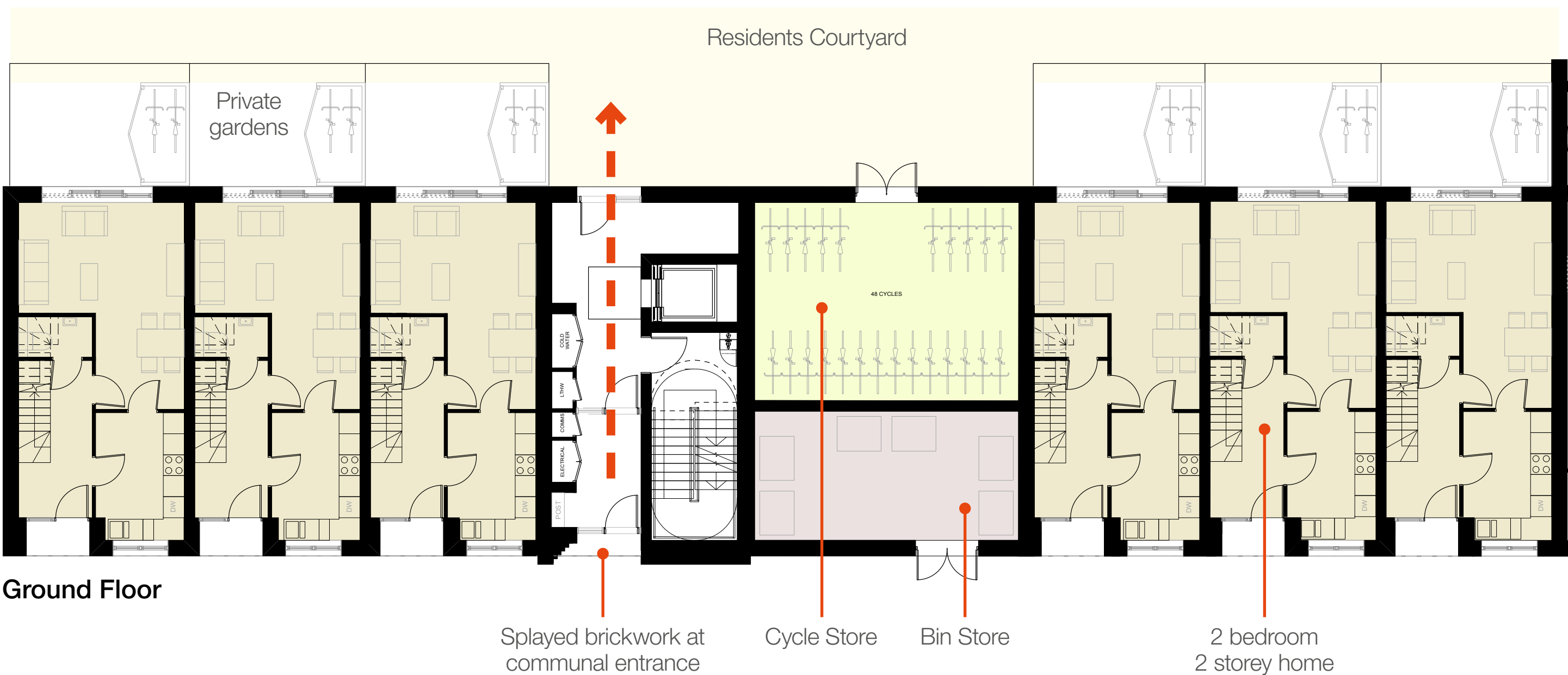
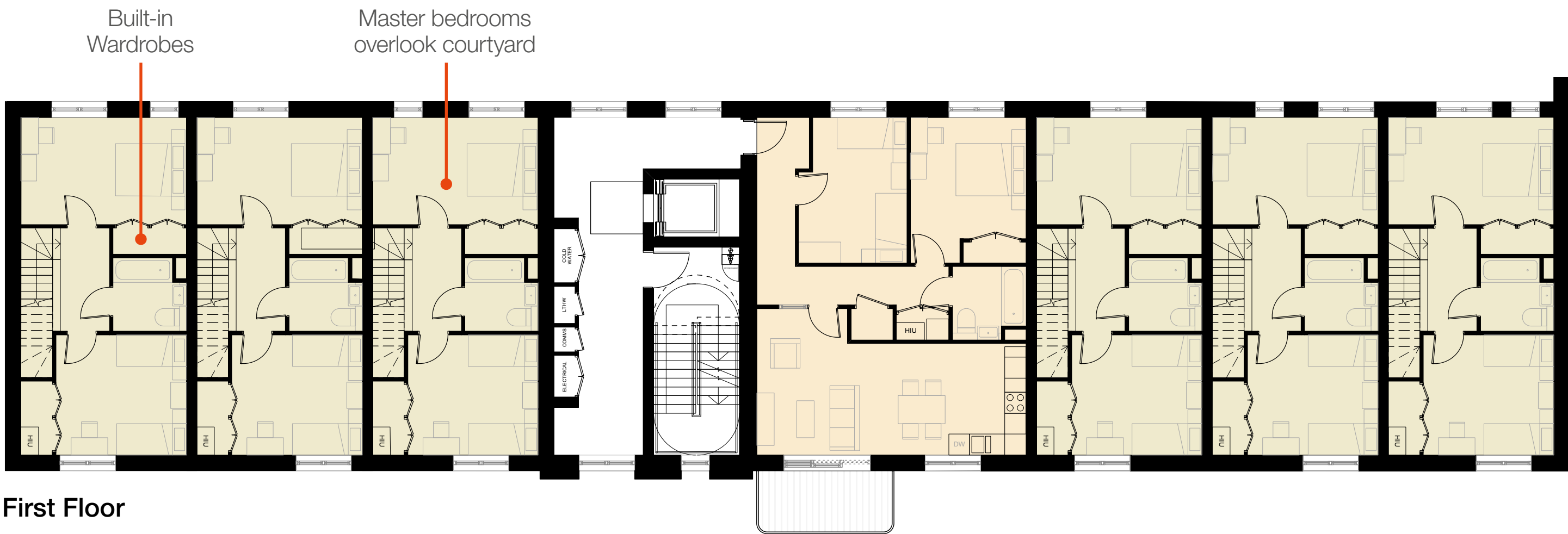
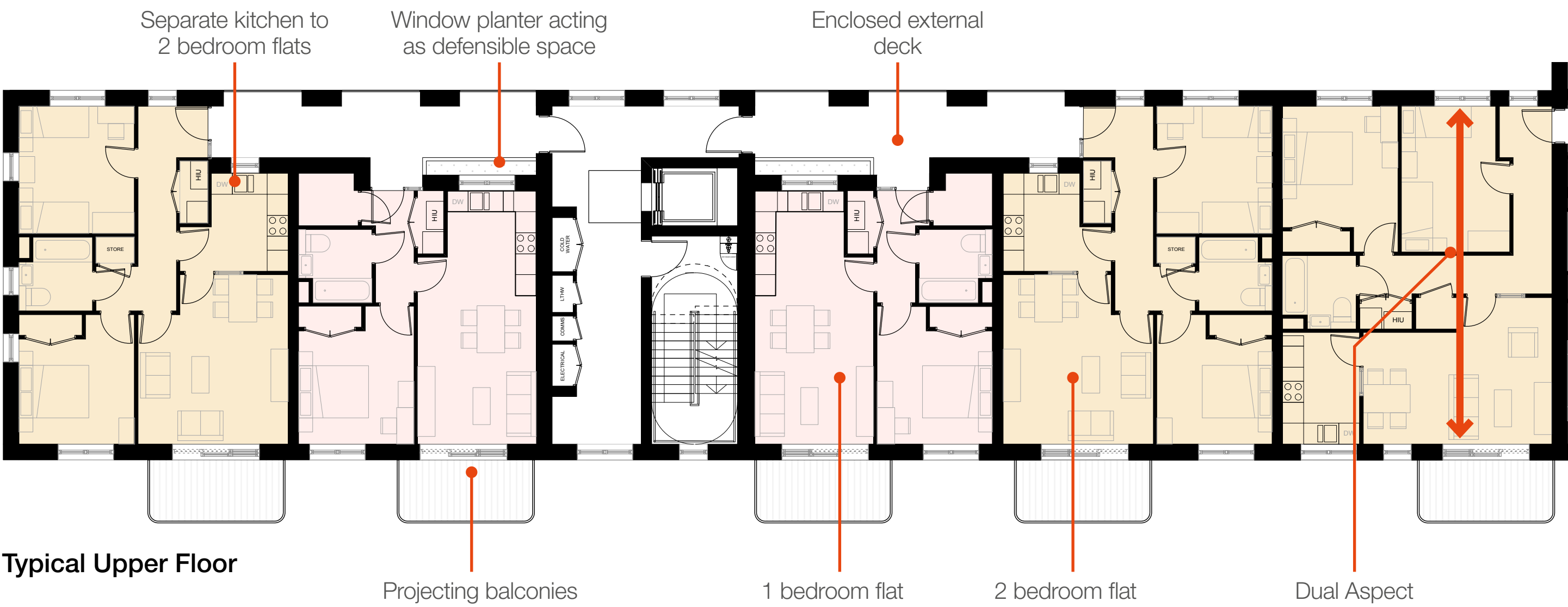
Horizontal banding with vertical stretcher bond



Deck Access & Living Spaces

Deck Access Typical Module

This module will be repeated across the scheme



Deck Access Sectional Perspective

