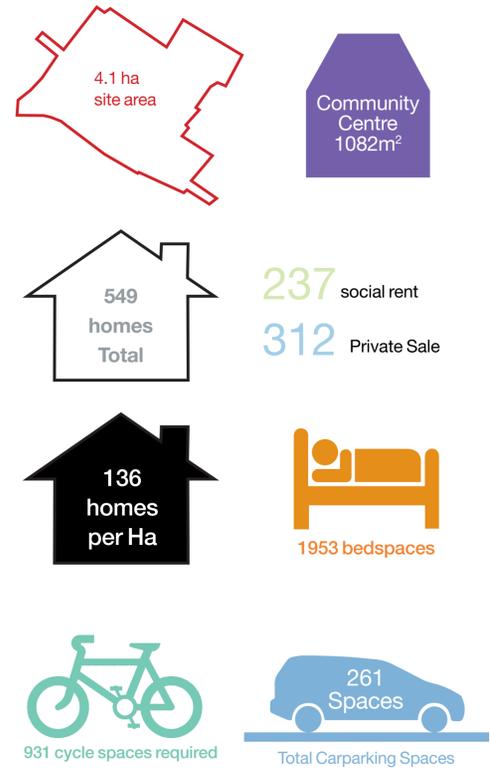


# Previous Scheme

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



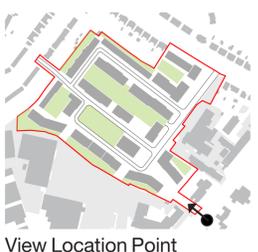
Vehicular Access from Shaftesbury Avenue



View Location Point



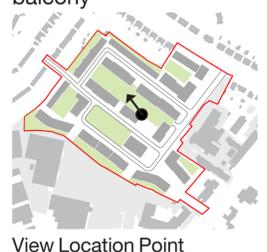
Pedestrian Access from Northolt Road



View Location Point



View of the Courtyard from a resident's balcony



View Location Point



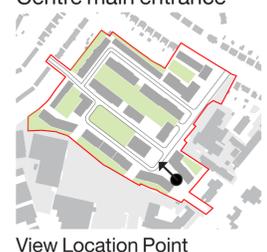
View of the public Village Green and new Community Centre



View Location Point



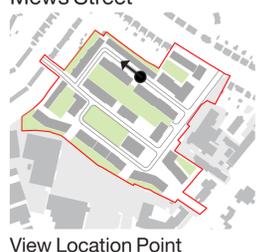
View of Grange Square and the Community Centre main entrance



View Location Point



View of the terraced houses on the Residential Mews Street



View Location Point

# MOD Height Restrictions

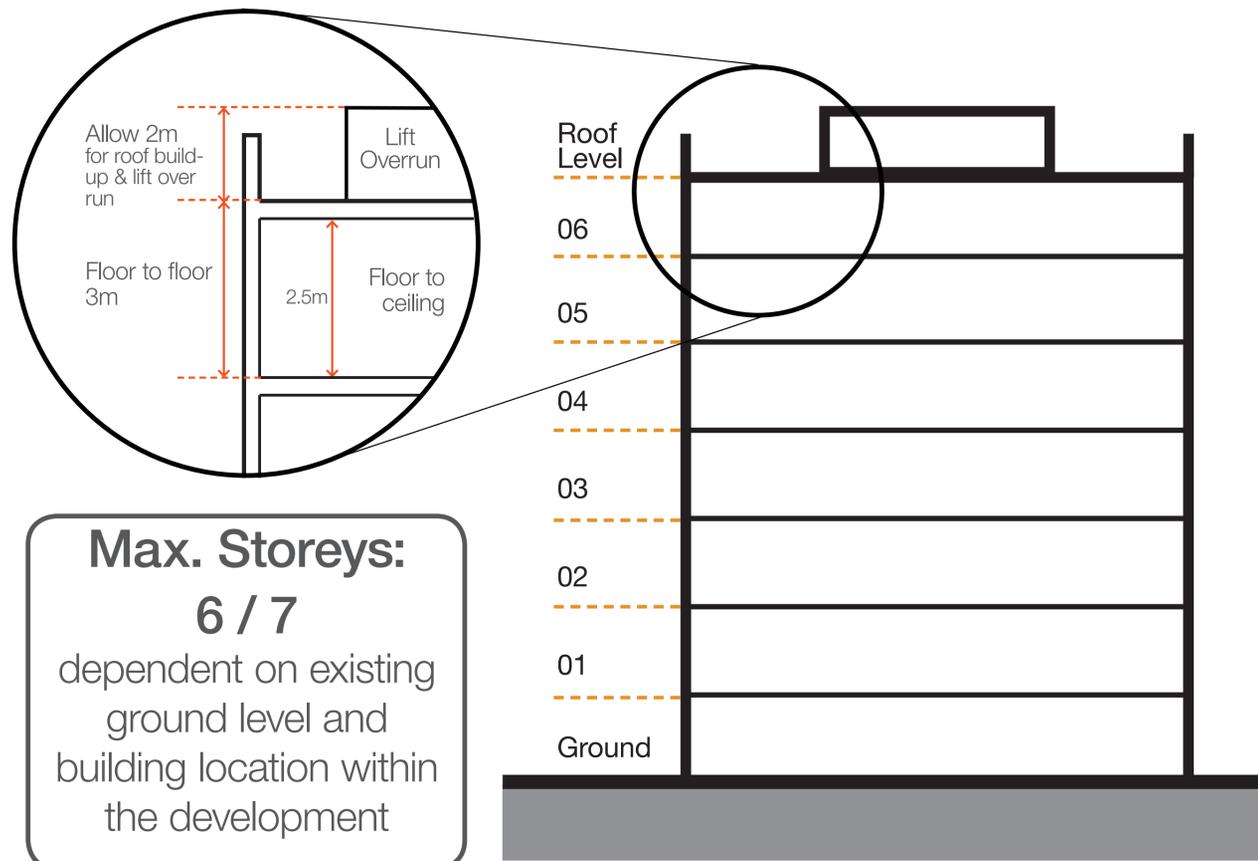
In October 2016, the MOD objected to the planning application. In their objection letter, the MOD cited the need to reduce the height of the tallest plots to avoid interfering with the 'Precision Approach Radar' (PAR), Instrument Landing System (ILS) and protected conical surface which assures safe take-off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



Maximum MOD Height Model, illustrating areas breaching the height restrictions



Northolt Airport Location in relation to Grange Farm



Establishing the Height Principles



Redesign Maximum Number of Storeys

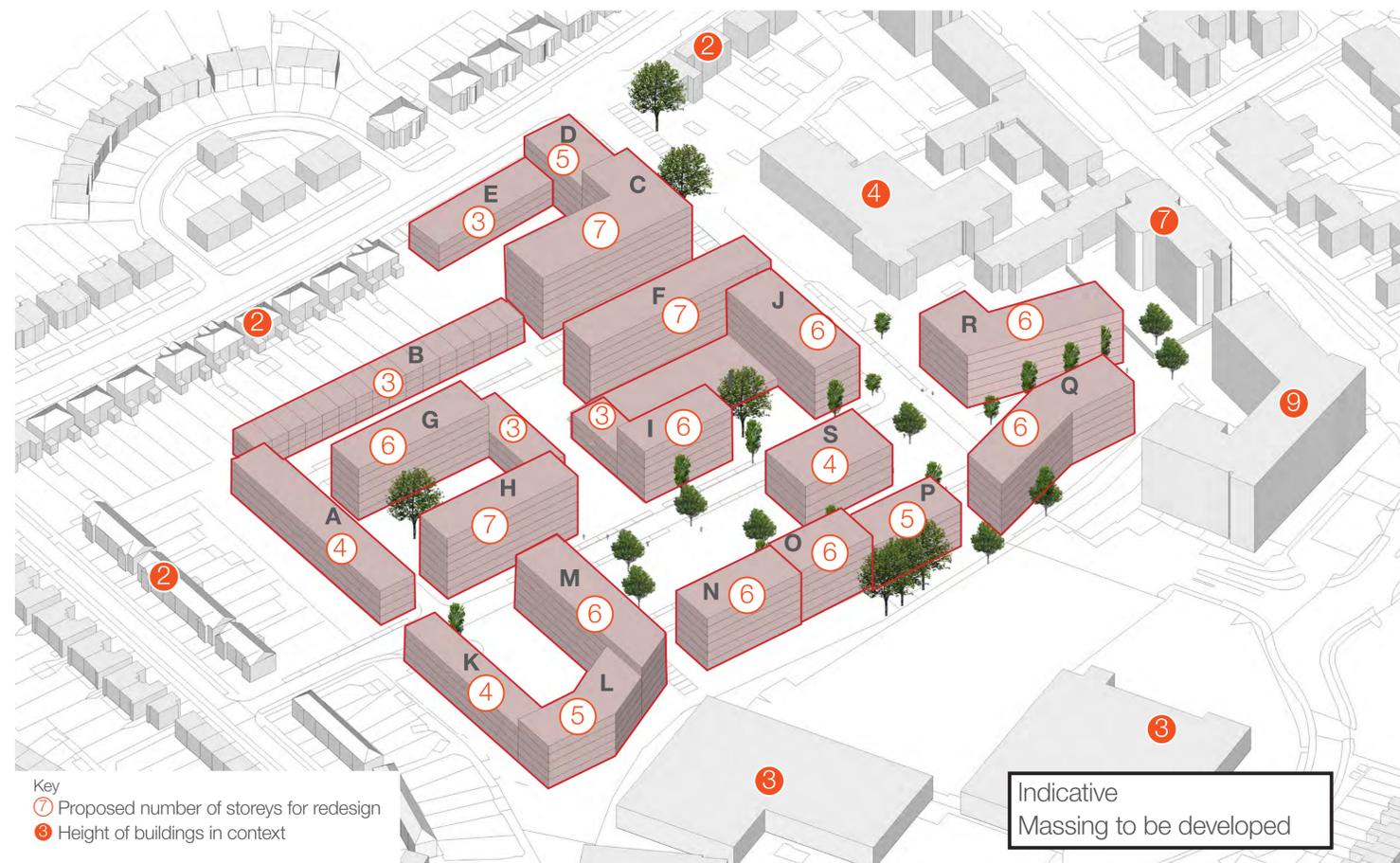
Key  
 ⑦ Maximum number of storeys  
 ③ Height of buildings in context

# Initial Thoughts for Redesign

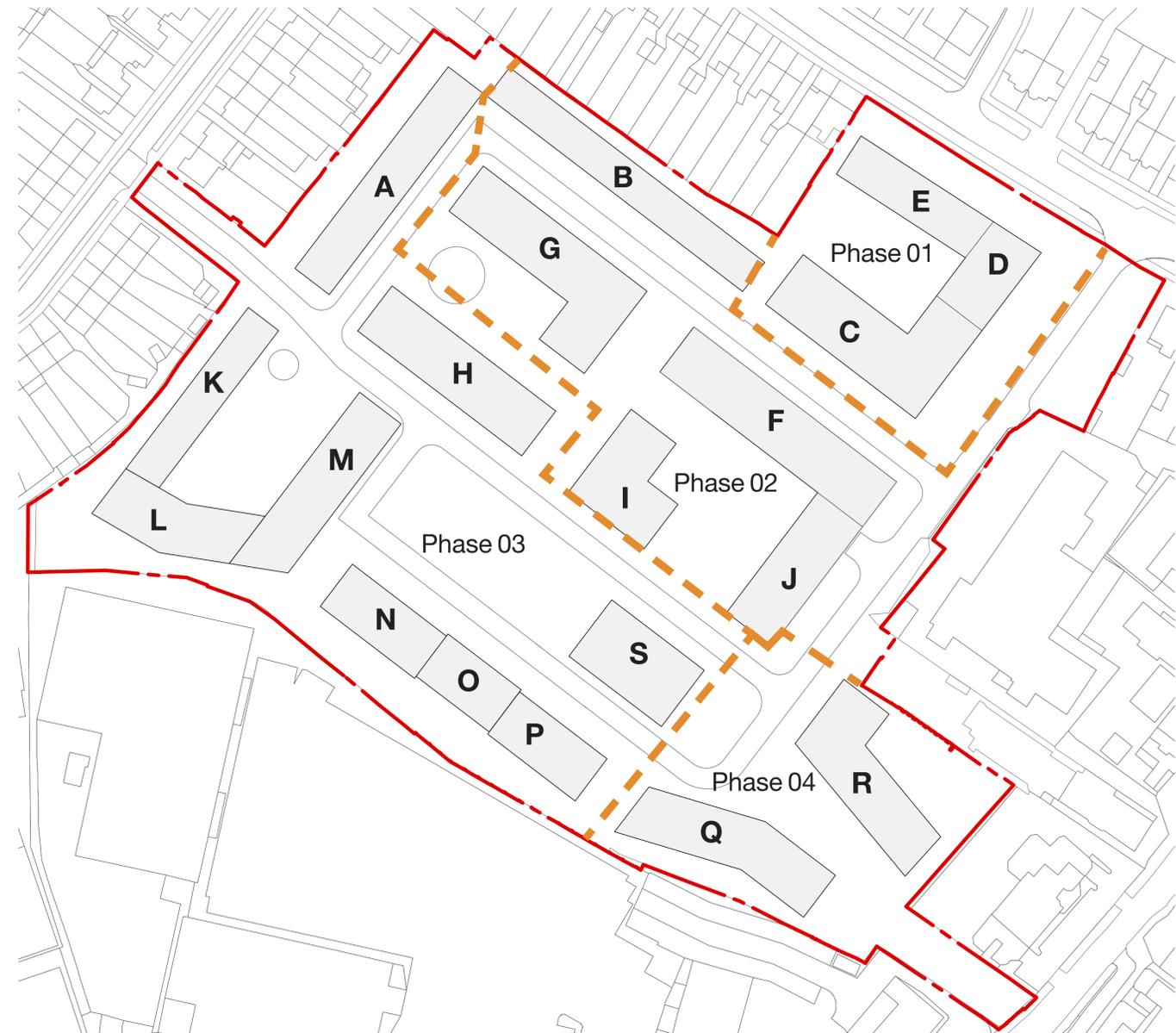
London Borough of Harrow have commissioned a redesign of the scheme in order to reduce the overall height based on MOD restrictions. This will continue to be based on the original scheme's masterplan and principles. A revision to the planning application will then be made, following further consultation with residents and the wider community.



## Redesign Brief



## Redesign Massing



## Next Steps...

- Redesign to use same design & masterplan principles as before but at lower height
- Consultation begins late Summer / Autumn:
  - Resident Steering Group Consultation
  - Pre-Planning Application Consultation
  - Wider Community Consultation
- Update Planning Application for re-submission by the end of 2017