

The background of the entire page is a photograph of a modern residential building with white walls and a sloped roof. The building has several windows and balconies. In the foreground, there are some trees and a paved area where a few people are walking. The image is overlaid with a semi-transparent teal rectangle that contains the text.

# **STATEMENT OF COMMUNITY INVOLVEMENT**

**LONDON BOROUGH OF HARROW  
HOUSING SERVICES**



# STATEMENT OF COMMUNITY INVOLVEMENT

**On behalf of:** London Borough of Harrow Housing Services

**In respect of:** Grange Farm

**Date:** November 2017

**Reference:**

**Author:** POF

DPP Planning  
66 Porchester Road  
London  
W2 6ET

**Tel:** 0207 706 6290  
**E-mail** info@dppukltd.com

[www.dppukltd.com](http://www.dppukltd.com)

## Contents

1.0 EXECUTIVE SUMMARY.....	4
2.0 BACKGROUND .....	5
3.0 CONSULTATION POLICY CONTEXT.....	7
4.0 CONSULTATION STRATEGY.....	8
5.0 ORIGINAL DESIGN CONSULTATION ACTIVITIES .....	10
6.0 AMENDED DESIGN CONSULTATION ACTIVITIES.....	21
7.0 CONCLUSIONS .....	28
APPENDIX 1 – NEWSLETTER SUMMER 2017 .....	29

## 1.0 Executive Summary

- 1.1 This Statement of Community Involvement has been prepared on behalf of London Borough of Harrow Housing Services for the redevelopment of the Grange Farm Estate. The site is bounded by Shaftsbury Avenue, Osmond Close, Northolt Retail Park, the rear of properties on Dudley Road and is partially bounded by Northolt Road in Harrow.
- 1.2 The proposed development involves the comprehensive redevelopment of the Site to provide a modern housing development that strengthens and reinvigorates the surrounding area and provides residential choice and mix. The overarching strategic vision of the scheme is to deliver a new lifetime neighbourhood that naturally connects with the wider Borough.
- 1.3 The scheme is part of the council's ambition for Building a Better Harrow which is increasing the supply of housing in the borough. This includes looking at building new homes on council estates where there is suitable land and redeveloping some estates to provide more and better quality homes.
- 1.4 The London Borough of Harrow has undertaken extensive pre-application community consultation to ensure that all stakeholders had a full and open opportunity to view the proposals and to provide input into the proposals during their ongoing development.
- 1.5 Over the course of the consultation the feedback was positive, various matters were considered and amendments made to the proposals including; masterplan development, phasing strategy, parking and bin provisioning, unit types and forms, composition of the community centre, evolution of the landscaping and open space strategy.



## 2.0 Background

- 2.1 The Site presently consists of 282 existing dwellings that are variously provided within; 25 identical three storey clusters, built in the 1960s, the three storey Genesis Housing Association residential blocks to the west, a more recent red brick housing development located in the south east consisting of several bungalows and three storey apartment buildings.
- 2.2 The older resiform blocks are recessed from the highway and surrounded by rudimentary landscaping with no clear definition of ownership and control causing an inefficient use of space. The more recent red brick dwellings located on Osmond Close are relatively isolated and include pockets of secluded spaces. The Genesis Housing accommodation again includes some modern red brick housing that is poorly integrated with the wider Estate.
- 2.3 An application for the regeneration of the estate was submitted in July 2016. However, as a result of comments from the MOD restricting building heights on the site, the scheme has since been redesigned. This section outlines both the original and amended schemes.
- 2.4 The emerging design considered and built upon comments and feedback from initial consultation processes, including:
  - Favourable location of Grange Farm Estate;
  - Enjoyment of open space;
  - Favourable existing unit sizes;
  - Communal spaces were in poor condition;
  - Existing buildings were in poor condition;
  - Parking problems; and
  - Anti-social behaviour.
- 2.5 The architects and Harrow Borough Council have considered the above responses and others from the community and the final design has evolved in consideration of these matters. The broad acceptance of the final design as evidenced during the exhibition held on 4<sup>th</sup> November 2017 revealed that there was a high level of satisfaction with the development proposals.

### Original Design

- 2.6 The original proposed redevelopment was to consist of 549 new dwellings, delivered over 19 high quality and distinctive new buildings, varying between two and eleven storeys in height, with units for affordable housing and market sale are distributed throughout an integrated development. A new community centre of some 1023 m2 was also proposed, replacing the existing facility.
- 2.7 Of the 549 homes to be provided throughout the entire redevelopment, 237 affordable housing units and 312 market housing units were to be provided. This equated to a 43 percent provision of affordable housing.

- 2.8 The Site was to accommodate 261 residential car parking spaces, split between basement and surface level parking. Landscaping and public realm space that provides a hierarchy of open spaces, both public and private. There will also be an on-site energy centre, which will utilise combined heat and power (CHP) technology for the benefit of residents and available to connect to the wider South Harrow area.
- 2.9 The proposal seeks to create clearly defined, usable open spaces for both public and communal use, to maximise the functionality of the open space and provide a wide variety of relaxation, recreation and social opportunities. The open space strategy will foster community interaction through the use of productive gardens and play spaces.

### Amended Design

- 2.10 The MOD were consulted on the original proposal, and as a result of their comments, it was necessary that the proposal was amended to reduce the height of the buildings.
- 2.11 Through the redesign process it has been possible to increase the total number of homes to 574 and these will be delivered over 9 linked buildings, ranging in height from two to seven storeys. 241 affordable units will be re-provided on site (including 25 Shared Ownership units), equating to a 42% provision of affordable homes. The development is to provide 333 units for private sale.
- 2.12 The scheme proposes 260 car parking spaces, 88 of which are to be located within a ground level podium within Plot 3, this parking area will be accessed from the street level. 943 bicycle parking places will be located within the site.
- 2.13 The design comprises of three character areas, made up of metroland housing along the north of the site, courtyard blocks towards the centre and west of the site, and mansion blocks towards the south east of the site.

## 3.0 Consultation Policy Context

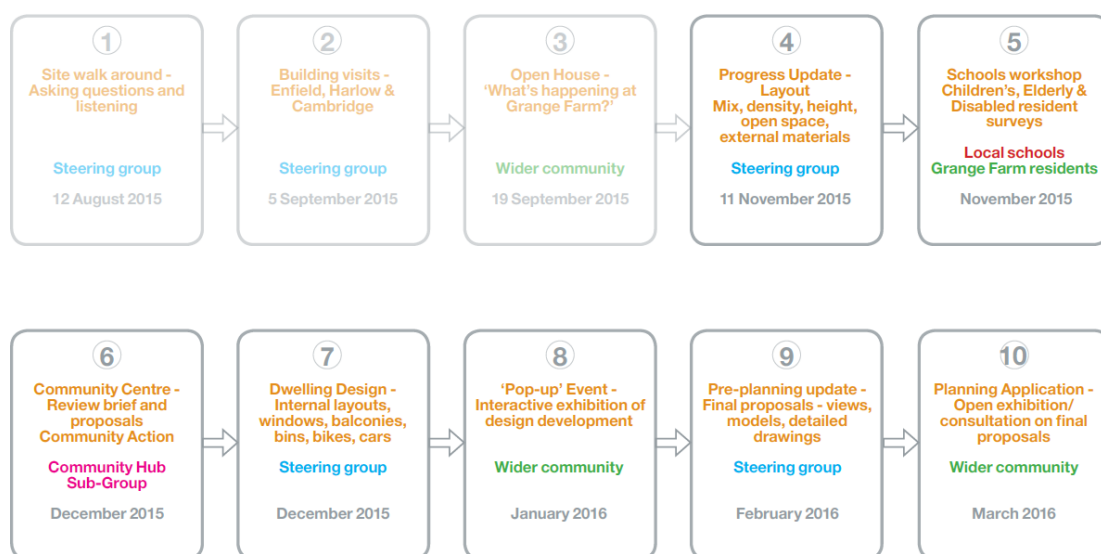
- 3.1 Published in March 2012, the National Planning Policy Framework (NPPF) is the key national policy which guides the development, a core principle of the NPPF is making the planning system more accessible and less complex. The NPPF acts as guidance for local planning authorities and decision makers.
- 3.2 Chapter 66 of the NPPF places an expectation upon applicants to work closely with those directly affected by proposals, to evolve designs that take account of the views of the community. Chapter 66 goes on to say that proposals that have demonstrably been evolved, taking community input into account should be looked on more favourably.
- 3.3 Chapter 1.45 of the London Plan fosters a more consensual approach to planning, and emphasizes engagement, involvement and consultation on all sides.
- 3.4 A Statement of Community Involvement (SCI) is a requirement of section 18(1) of the Planning and Compulsory Purchase Act 2004.
- 3.5 Harrow's adopted Statement of Community Involvement sets out the requirements for community engagement. The applicant has considered Harrow's SCI in consulting with the community.

## 4.0 Consultation Strategy

- 4.1 Consultation Strategy was prepared in collaboration with Harrow Council and One Enterprise (acting as Independent Tenant Advisors). This document principally set out the strategy for engaging existing residents and has also been used to identify opportunities for wider consultation.
- 4.2 A key element of the engagement process is the Grange Farm steering group which was formed to act as representatives of the Grange Farm community. The steering group met more regularly with the architects, professional team and the Harrow Council to ensure that the interests of the community were represented and their views are carried through to the design. The steering group is supported by One Enterprise. Details of the steering group as well as the dates and notes of the meetings can be found here: <http://www.grangefarmsteeringgroup.co.uk/>.
- 4.3 The Steering group have actively engaged in design discussions and have supported the team at key events, the steering group has met some 40 times since June 2016. The steering group will continue to be involved in the regeneration process after planning and in active engagement with the chosen contractor.
- 4.4 A Community Consultation and Engagement Plan was prepared to guide the consultation process, as illustrated below.

### Have your say - help us design your estate

#### Community Consultation & Engagement Plan



- 4.5 Following the planning application in July 2016, objections from the MOD have resulted in delays in the determination of the planning application arising from a need to undertake amendments to the design. These amendments have been the subject of additional consultation with ongoing engagement with the Steering Committee, a public exhibition in November 2017, various meetings with the GLA and Harrow planners.



- 4.6 Youth engagement has been a key aspect of the engagement process, with virtual reality interactions, consultation on green spaces and play areas and the composition of the community centre.
- 4.7 In addition to the community consultation, the following groups/statutory consultees have been consulted throughout the design process:
- Harrow Borough Council – Ward Councillors and Housing Officers;
  - Community Groups – regular briefing and review to inform the briefing and design of the Community Centre;
  - Greater London Authority – special presentation and design review;
  - Harrow Design Review Panel – special presentation and design review;
  - Wayne Hemmingway – Design for Life – special presentation and design review;
  - BT – neighbourly consultation;
  - Genesis – neighbourly consultation;
  - Waitrose – neighbourly consultation;
  - Royal British Legion – neighbourly consultation;
  - Air Cadets / MoD – neighbourly consultation;
  - Metropolitan Police – neighbourly consultation;
  - Transport for London – statutory consultation;
  - London Fire Brigade – statutory consultation.

## 5.0 Original Design Consultation Activities

- 5.1 From May 2015, commencing with the architect selection process, the London Borough of Harrow and the professional team held comprehensive and extensive consultation on the development proposals and related matters with the community and affected parties, ahead of the planning application submission in June 2015.
- 5.2 The aims of the consultation and engagement process were to
- To increase awareness of the development proposals and to ensure a high level of community involvement in the design process;
  - To allow the community the opportunity to input into the design process and ensure that their needs and concerns were addressed and accommodated in the design; and
  - To allow the London Borough of Harrow and the architects the opportunity to provide feedback on the evolving design and how concerns have been to be met, or where concerns could not be accommodated why they could not and what alternatives have been proposed.
- 5.3 The community engagement process was broadly divided into two stages, firstly to identify the key development informants and concerns of the community to inform the development proposals and then, secondly, to provide feedback to the community on how their input had informed and influenced the design and for ongoing engagement during the design evolution process.
- 5.4 The following table sets out the key events and engagements which have taken place during the consultation process.

Date & Event Name	Attendance	Key Objectives
4 <sup>th</sup> March 2015: Steering Group Workshop	Steering Group members	<ul style="list-style-type: none"> <li>• Establish the terms of reference for the steering group and a code of conduct.</li> </ul>
16 <sup>th</sup> May 2015: Architect Selection	Approx. 40 residents	<ul style="list-style-type: none"> <li>• The submissions of the 5 shortlisted architects were presented (prior to architect selection).</li> <li>• Residents comments presented to the selection panel.</li> <li>• Interviews held with architects.</li> </ul>
12 <sup>th</sup> August 2015: Site Walk Around	Steering Group members	<ul style="list-style-type: none"> <li>• Identification of key issues and concerns.</li> <li>• Review of positive aspects of the neighbourhood.</li> </ul>
5 <sup>th</sup> September 2015: Bus Tour Highmead Enfield, Newhall	Steering Group M members	<ul style="list-style-type: none"> <li>• Residents were taken on a tour to 3 different regeneration schemes. Surveys about preferred use of materials, use of open space,</li> </ul>

Date & Event Name	Attendance	Key Objectives
Harlow & Accordia Cambridge		types of balconies and play spaces were undertaken with residents and fed back to the architects.
19 <sup>th</sup> September 2015: London Open House	Approx. 60-70 residents	<ul style="list-style-type: none"> <li>Reviewed popular routes in and out of the estate for routes to work and school.</li> <li>Historic tour of the Grange Farm site.</li> <li>Historic exhibition inside a VOID property for residents to speak with student architect to learn about the original resiform build from the 1970.</li> </ul>
9 <sup>th</sup> November – 15 <sup>th</sup> November 2015: Door Knocking	Visited all residents on the estate and dropped newsletters in letterboxes for those not in.	<ul style="list-style-type: none"> <li>Harrow Council staff and the Steering Group members paired up to hand deliver the Grange Farm newsletter and speak to residents about any queries that residents may have.</li> </ul>
28 <sup>th</sup> November 2015: Tea & Cakes Consultation	Approx. 90-100 residents	<ul style="list-style-type: none"> <li>Update on Community Centre and collected feedback form residents for the future use of the new Centre.</li> <li>Collected feedback on individual flat layouts (collecting feedback from residents).</li> </ul>
9 <sup>th</sup> December 2015: Christmas-themed Consultation	Approx. 60-70 residents	<ul style="list-style-type: none"> <li>Update from Peter Brett Associates on the Energy Centre (presented concept of electric cookers instead of gas).</li> </ul>
20 <sup>th</sup> January 2016: Decant Procedure	Steering Group members.	<ul style="list-style-type: none"> <li>The Steering group gave feedback on the current decanting procedure.</li> <li>Agreed to provide a checklist to residents at the point of moving.</li> </ul>
21 <sup>st</sup> January 2016: Public Consultation	Approx. 100 residents	<ul style="list-style-type: none"> <li>Over 2000 people were invited consisting of local residents, local businesses, local schools and religious groups. Letters and flyers were distributed.</li> <li>The architect's Hawkins Brown, Planning Consultant's DPP and M&amp;E Consultants from Peter Brett Associates were invited to share their latest design plans during the event and to answer any questions.</li> <li>Feedback on the design, community centre, play provision, open spaces etc... were obtained.</li> </ul>
16 <sup>th</sup> February 2016	Steering Group Catch Up – Home	<ul style="list-style-type: none"> <li>The Steering Group workshopped the current moves process.</li> </ul>

Date & Event Name	Attendance	Key Objectives
	Loss & Disturbance	
24 <sup>th</sup> February 2016	Steering Group – ASB	<ul style="list-style-type: none"> <li>As a result of the meeting with residents, the Council agreed to take steps to develop a 'Neighbourhood Agreement'.</li> </ul>
2 <sup>nd</sup> March 2016: Steering Group Consultation	Hawkins Brown catch up session	<ul style="list-style-type: none"> <li>The architects explained that the revised plans and models reflected views captured from the Steering Group, the wider resident base, Harrow's Project Planning team and the Planners.</li> </ul>
16 <sup>th</sup> March 2016	Open Meeting Planning & Catch Up Session	<ul style="list-style-type: none"> <li>The Council's Residents Involvement team attended to generate ideas around Youth Engagement options.</li> </ul>
23 <sup>rd</sup> March 2016	Steering Group meeting on Choices & Highways and Transport	<ul style="list-style-type: none"> <li>The Transport Consultant attended to give a presentation on highways and transport for the new estate.</li> </ul>
30 <sup>th</sup> March 2016	Steering Group Meeting on Bulk Energy and Communal Heating	<ul style="list-style-type: none"> <li>PBA attended to explain the energy options for Grange Farm residents.</li> </ul>
6 <sup>th</sup> April 2016	Anti-Social Behaviour & Safer Neighbourhood Team	<ul style="list-style-type: none"> <li>The Council invited a representative from Metropolitan police attend and speak to residents around current ASB concerns on the estate.</li> </ul>
20 <sup>th</sup> April 2016	Steering Group meeting with Hawkins Brown and Wayne Hemmingway	<ul style="list-style-type: none"> <li>Wayne Hemmingway provided an independent design view and discussed queries such as roads, lighting, bicycle storage and electric car charging points and further design related queries.</li> </ul>
4 <sup>th</sup> May 2016	Steering Group meeting to forward plan the year ahead	<ul style="list-style-type: none"> <li>Harrow engaged with the Steering Group to plan the year ahead and discussed issues such as landscape, play areas and distribution of the charter.</li> </ul>
18 <sup>th</sup> May 2016	Steering Group Catch Up	<ul style="list-style-type: none"> <li>Steering Group meeting to discuss the newsletter and next Youth Engagement event.</li> </ul>
1 <sup>st</sup> June 2016	Steering Group Catch Up	<ul style="list-style-type: none"> <li>Voluntary Action Harrow Co-Operative were invited to Consult with the Steering Group around training and support that they can offer.</li> </ul>



Date & Event Name	Attendance	Key Objectives
3 <sup>rd</sup> June 2016	Youth Engagement Event	<ul style="list-style-type: none"> <li>Harrow Council's Resident Involvement team were present with Hawkins Brown and Grant Associates. Young people were given the opportunity to explore the future designs for Grange Farm in virtual reality and a survey was given out to ask what they would like to be more involved with. Consultation took place over green spaces and play areas and updated designs for the new community centre.</li> </ul>
28 <sup>th</sup> June 2016	Public Exhibition	<ul style="list-style-type: none"> <li>The final designs for the planning application were tabled and residents feedback obtained.</li> </ul>
17 May 2017	Hawkins Brown / Steering Group Meeting	<ul style="list-style-type: none"> <li>Architects presentation of proposals to address the MOD objections</li> </ul>
13 September 2017	Hawkins Brown / Steering Group Meeting	<ul style="list-style-type: none"> <li>Architects presentation of amended design to steering group</li> </ul>
4 November 2017	Public Consultation	<ul style="list-style-type: none"> <li>The amended designs for the planning application, arising from the MOD objections were tabled and residents feedback obtained.</li> </ul>
1 November 2017	Hawkins Brown / Steering Group Meeting	<ul style="list-style-type: none"> <li>Architects presentation of amended design to steering group</li> </ul>

In addition to the above regular newsletters have been issued to residents and interested parties, details of the newsletters are available at:

[http://www.harrow.gov.uk/info/200003/new\\_builds\\_housing\\_developments\\_and\\_policies/1138/grange\\_farm\\_estate\\_regeneration/2](http://www.harrow.gov.uk/info/200003/new_builds_housing_developments_and_policies/1138/grange_farm_estate_regeneration/2)

### Initial Consultation Sessions

- 5.5 Feedback in the initial phases of the engagement process was concentrated on high level matters to shape the overarching design parameters.
- 5.6 The following key issues were raised during initial engagements including the Steering Group meeting on 12 August 2015, the Site Walk Around on 2 September 2015, the Bus Tour of regeneration schemes / surveys of residents held on 5 September 2015 and the Open House held on 19 September 2015. Key issues raised were:

General Design Issues	General Site Matters
<ul style="list-style-type: none"> <li>• Preference for sloping roofs;</li> <li>• Kitchen should be on ground level;</li> <li>• Low maintenance materials to be used;</li> <li>• Larger family units required;</li> <li>• Private external space such as inset balconies required;</li> <li>• Large windows adjacent to street compromise privacy; and</li> <li>• Surveillance of play space is important.</li> </ul>	<ul style="list-style-type: none"> <li>• The Favourable location of Grange Farm Estate and good access to public transport and shops;</li> <li>• Enjoyment of open space;</li> <li>• Favourable existing unit sizes;</li> <li>• Poor condition of the communal spaces;</li> <li>• Poor condition of existing buildings;</li> <li>• Parking problems; and</li> <li>• Anti-social behaviour problems and hotspots.</li> </ul>

5.7 The vision for Grange Farm evolved from the feedback received during the initial consultation sessions leading up to 28 November 2015, this vision is as set out below:

- Restore an urban pattern of tree-lined streets and spaces, connecting into the wider fabric of South Harrow;
- Establish a robust masterplan so that the vision can be implemented over time if all of the land parcels are not available from the outset;
- Establish a clear distinction between the public and private realms, with a well-defined amenity space;
- Provide residents with front doors and clear street addresses;
- Create a new building for the whole community at the heart of the scheme, and provide a community hall and facilities for the local Air Cadets;
- Cultivate inclusiveness and community engagement with the new neighbourhood; and
- Adopt a 'fabric first' energy approach, with a robust material palette, establishing a sensible and long term approach to environmental sustainability.

5.8 The above considerations have shaped the vision for the Grange Farm estate redevelopment and influenced the emerging design, by:

- Improving linkages to the wider area, i.e. to Northolt Road and to Waitrose;
- Developing a hierarchy of open spaces with a range of forms and functions;
- Providing sufficient well located parking and cycle storage;
- Providing well located and adequate refuse and recycling areas;
- Increasing the size of the existing units;
- Providing options for additional toilets;
- Developing a robust materials pallet;
- Ensuring natural surveillance, clear and direct pedestrian routes, to address anti-social behaviour;
- Providing a mix of unit sizes to accommodate more family units; and
- Providing most units with balconies and private outdoor spaces.

## Community Meeting (November 2015)

- 5.9 The Community Meeting of 28 November 2015 presented a key opportunity for residents to comments on the details of the emerging design. The development proposals and models were tabled at the meeting. The community was given a comprehensive briefing of the design process, the evolving design and the resolution of matters relayed to the professional team during previous engagements. Feedback from the 28 November 2015 meeting has been tabled below.

Community Centre	Number of Related Responses
Available to hire	2
Space for charity/social events	2
Quiet room	1
Include GP surgery	3
Gym/exercise facilities/yoga classes	5
Free use of computers	3
TV screens	2
Space for singing and dancing	2
Free to use	1
Games facilities, football, snooker and table tennis	3
Educational rooms for classes	3
Sports hall	2
Free newspapers and books to rear/borrow	1
Kitchen	1
Space catering for elderly, children and young adults	1
Disco Ball/strobe lighting	1

Residential Layouts	Number of Related Responses
Separate toilet from bathroom in 2 bedroom home	24

Residential Layouts	Number of Related Responses
Separate kitchen from living room	25
Window in kitchen	5
Window in bathroom/toilet	5
Wet room	1
Bathroom with shower and bath	1
Fitted wardrobe in second bedroom	1
Stand-alone wardrobe in second bedroom	1
Split level	2
Ground floor flat	3
Lots of storage	5
Shower in bathroom	6
Bedroom next to front door	1
Winter garden/balcony	1
Fitted wardrobe in children's bedroom	1
Stairs in hallway in three bedroom home	1
Good insulation	1
Toilet not next to bedroom	1
Acoustic insulation from neighbours	1
Toilet and bathroom together in 2 bedroom flat	1
Open plan kitchen and living room in 2 bedroom flat	1

General Site Matters	Number of Related Responses
Bin storage	1
Allocated car parking space	3



General Site Matters	Number of Related Responses
Same neighbours as existing	2
Street named Harmony	3
Disabled tenants to get first priority	1
Small corner shop	1
Red post box	1
External storage for bikes, tyres etc.	1
Open space	1
Quieter areas for families with children	1
Bike store	1
Energy saving	1
Maximum height to be 5 storeys	1
Desire to choose location to move to	1

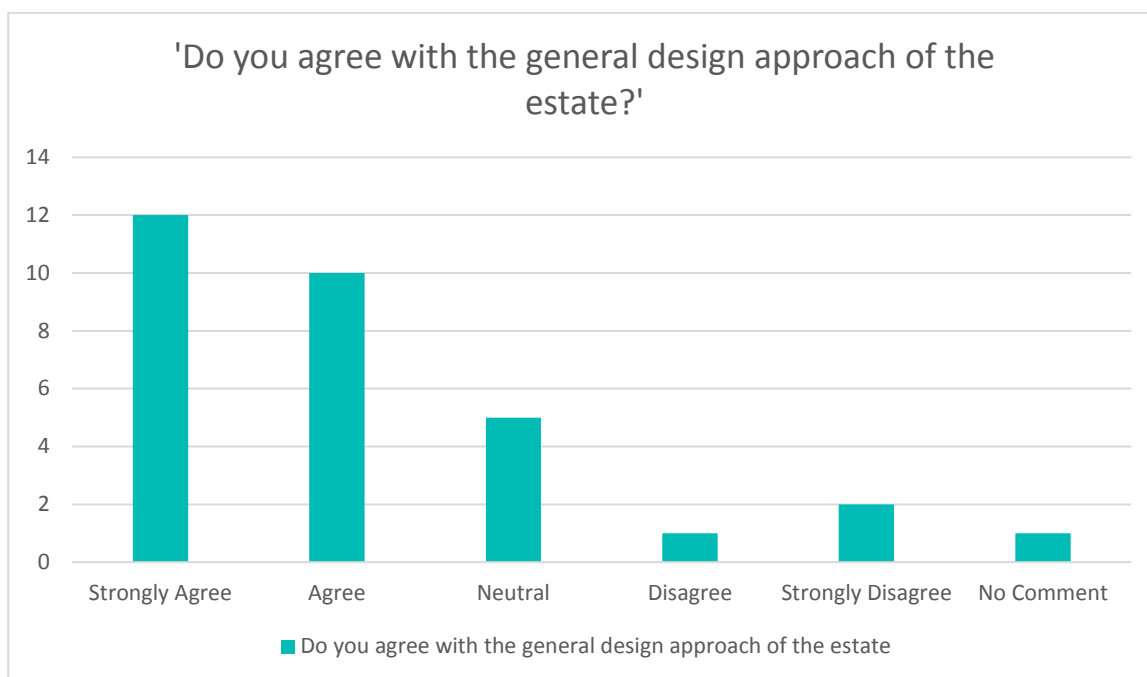
- 5.10 The above matters were, where reasonable, viable and relevant to the design brief incorporated into the amended design.

## Public Exhibitions

### January 2016

- 5.11 The Community Meeting of 28 November 2015 was followed up with a Public Consultation on 21 January 2016, over 2000 people were invited to this consultation, including, local residents, businesses, schools and religious groups. The latest designs informed by the community meeting held on 28 November 2015 were tabled followed by a question and answer session.
- 5.12 31 respondents completed a survey during the public consultation, the results of which indicated a broad acceptance of the development proposals.
- 35% (12 respondents) strongly agree with the general design approach of the estate;
  - 32% (10 respondents) agree with the general design approach of the estate;
  - 16% (5 respondents) don't know / are neutral with the general design approach of the estate;

- 3% (1 respondent) disagrees with the general design approach of the estate. 6% (2 respondents) disagree with the general design approach of the estate.



#### 5.13 Key responses were:

- The masterplan shows an efficient use of land and better quality housing;
- Favourable amount of green space;
- Positive feedback was received in respect of the Councils upgrading of the flats and houses;
- Concerns raised about the space and sizing of rooms and storage space;
- Concerns raised about the height of the buildings and impact on the skyline and devalue surrounding properties;
- Concerns raised around access options to the properties alongside Shaftesbury Avenue;
- Favourable response to the design and use of materials;
- Concerns that the amount of parking was insufficient;
- Concerns with traffic to the community centre;
- The proposals were thought to make the young and elderly feel safer;
- Provision of play space to be improved and better security provided for play areas; and
- Concerns about antisocial behaviour at the rear of the estate.

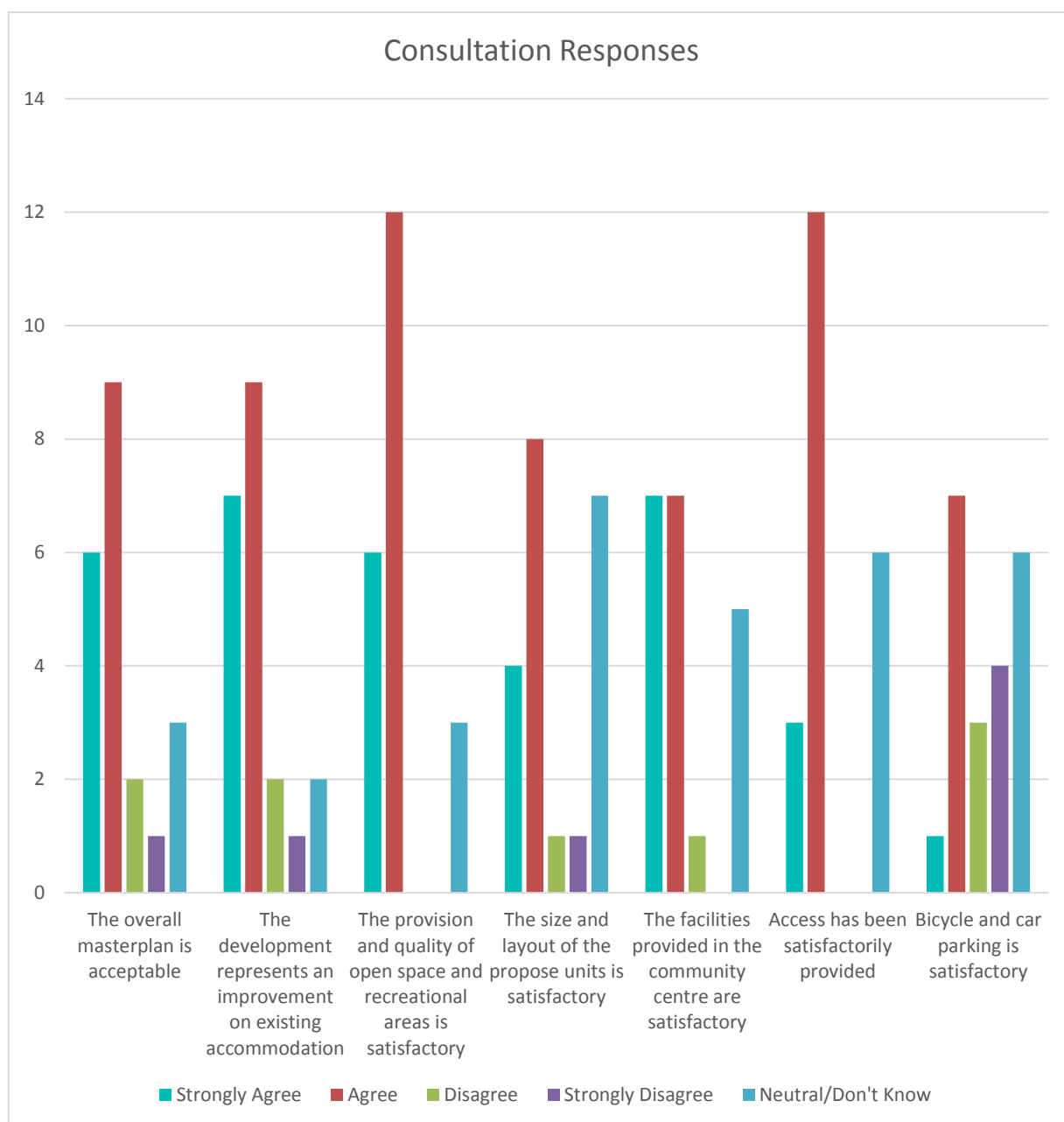
#### 5.14 The above matters were considered by the architects in the emerging design and a number of changes and refinements made to:

- Materials choices;
- Play space provisioning;
- Alignment and hierarchy of open spaces;
- Provisioning and layout of the community centre;
- Alignment of buildings, landscaping strategy and creation of defensible spaces;

- Storage and WC provision in units;
- Unit sizes (demonstrating that new units were larger than previous and more efficient in their design); and
- The heights of buildings were revised and lowered and increased in various areas across the site.

## **June 2016**

- 5.15 The final design prepared for the planning application was tabled at a public exhibition on 28 June 2016. 21 Feedback forms were received from the meeting which indicated a very positive response to the final design for planning.
- 5.16 The responses to the questions posed on the feedback forms relating to the overall masterplan, the provision and quality of open space, the size and layout of the units, the community centre, access, and parking provision are set out in the graph below.
- 5.17 There was 71% support for the masterplan and 76% support for improved accommodation 85 % support for open space provision, 57% support for the size and layout of units 67 % support for the community centre, 71% support for access and 38 % support for parking. Overall this represents a high level of support for the development overall and an indication that the evolving design, incorporating the input of the community has been accepted as an improvement.





## 6.0 Amended Design Consultation Activities

- 6.1 Following comments from the MOD and the need to amend the scheme, a number of consultation events have been held. The following table sets out the events and engagements which have taken place during the consultation process since June 2016.

Date & Event Name	Attendance	Key Objectives
16 <sup>th</sup> July 2016: Grange Farm Fun Day	Open to all residents	Residents were able to view the updated plans and meet housing colleagues from teams to ask questions about the progress of the project.
13 <sup>th</sup> September 2016: Grange Farm Housing Surgery	Open to all residents	Open drop in and ask session for residents to meet colleagues from a range of teams within the Housing department as follows: Housing regeneration, Estates Services, Housing Needs and Tenancy Management.
14 <sup>th</sup> September 2016: Steering Group meeting	Steering Group members	Housing staff provided an update on the developer selection and new planning timeframes.
18 <sup>th</sup> October 2016: Grange Farm Housing Surgery	Open to all residents	Open drop in and ask session for residents to meet colleagues from a range of teams within the Housing department as follows: Housing regeneration, Estates Services, Housing Needs and Tenancy Management.
19 <sup>th</sup> October 2016	Steering Group members	Housing Management colleagues provided an update on the Neighbourhood Agreement.
3 <sup>rd</sup> March 2017: Grange Farm Spring Clean	Housing staff and Steering Group members	Housing Estate services were joined by members of the Steering Group to clear any rubbish on the estate as part of the Great British Spring Clean.
25 <sup>th</sup> April 2017	Steering Group members	Residents met with housing colleagues.
17 <sup>th</sup> May 2017: Steering Group meeting	Steering Group members	The architects presented an update around the redesign to residents.
30 <sup>th</sup> May 2017 Grange Farm Housing Surgery	Open to all residents	Open drop in and ask session for residents to meet colleagues from a range of teams within the Housing department as follows: Housing regeneration, Estates Services, Housing Needs and Tenancy Management.
21 <sup>st</sup> June 2017	Steering Group members	Harrow staff met with the Steering Group to discuss fire safety on Grange Farm and to plan future estate walkabouts.

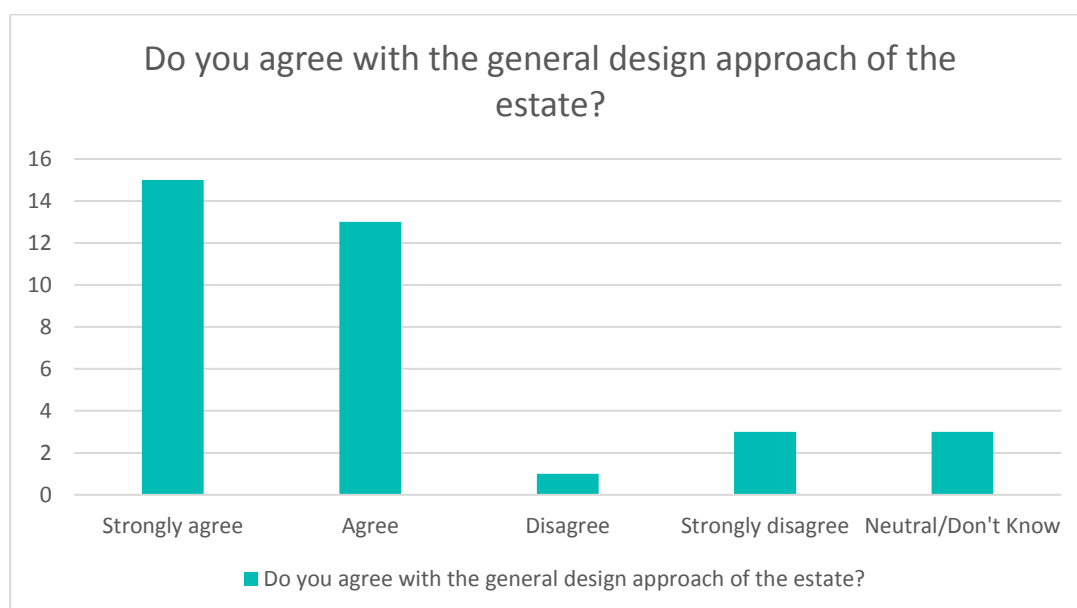
Date & Event Name	Attendance	Key Objectives
28 <sup>th</sup> June 2017: Grounds 10a consultation	Open to all secure residents	Open drop in and session for residents to meet Harrow staff and discuss the Grounds 10a notice.
29 <sup>th</sup> June 2017: Grounds 10a consultation	Open to all secure residents	Open drop in and session for residents to meet Harrow staff and discuss the Grounds 10a notice.
5 <sup>th</sup> July 2017	Steering Group meeting	Residents worked with Harrow staff to generate ideas towards a draft engagement plan and to plan upcoming events.
6 <sup>th</sup> July 2017: Estate Walkabout	Housing repairs and maintenance, Genesis, Steering Group members	Harrow staff and Steering Group members carried out a site walkabout to identify and address any outstanding estate maintenance issues.
15 <sup>th</sup> July 2017: Residents fun day	Open to all residents	All residents were invited to view the updated redesign plans and proposals following the MOD's height restrictions. There was a range of activities to support all ages groups from face painting, arts and crafts, a bouncy castle and live music.
19 <sup>th</sup> July 2017: Steering Group meeting	Steering Group members	Residents discussed with Housing Staff: strategies for ASB and providing a community safety Review.
30 <sup>th</sup> August 2017: Steering Group meeting	Steering Group members	Housing staff provided an update on planning for the Going Green Initiative and support from the landscape architects, Grant Associates.
6 <sup>th</sup> September 2017	Housing repairs and maintenance and Steering Group members	Harrow staff and Steering Group members carried out a site walkabout to identify and address any outstanding estate maintenance issues.
13 <sup>th</sup> September 2017: Steering Group meeting	Steering Group members	The architects presented an update on the proposed plans and to provide an update on the redesign of the scheme.
20 <sup>th</sup> September 2017	Steering Group members	Steering Group members met with Housing colleagues to discuss feedback following a meeting with the DCLG and to plan the Going Green event.
23 <sup>rd</sup> September 2017: Grange Farm Going Green event	Open to all residents	Residents and housing colleagues were involved with planting new plants at the Going Green event.
27 <sup>th</sup> September 2017	Steering Group members	Steering Group members met with Housing colleagues to discuss the formation of a TRA, Feedback from Green Initiative & Community BBQ, feedback from Ignite Trust and the Youth Offending Team.

Date & Event Name	Attendance	Key Objectives
11 <sup>th</sup> October 2017: Steering Group meeting	Steering Group members	Steering Group members met with Housing colleagues to discuss the future youth club meetings, womens' coffee morning meetings, art classes and temporary accommodation.
18 <sup>th</sup> October 2017: Meeting with potential community centre users	Harrow staff and the Herga nursery and pre-school playgroup	Meeting held with potential future community centre users to discuss their ideas to feed into the community centre brief.
31 <sup>st</sup> October 2017: Meeting with potential community centre users	Harrow staff and Harrow Early Years	Meeting held with potential future community centre users to discuss their ideas to feed into the community centre brief.
1 <sup>st</sup> November 2017: Steering Group Meeting with the architects	Steering Group members	The architects presented an update on the redesign plans to the Steering Group.
2 <sup>nd</sup> November 2017: Meeting with potential community centre users	Harrow staff and Carramea Community Resource Centre	Meeting held with potential future community centre users to discuss their ideas to feed into the community centre brief.
4 <sup>th</sup> November 2017: Public Consultation	Public Consultation Approx. 55 attendees	The redesign proposals for the planning application were presented to residents and feedback obtained and fed back to the architects.
8 <sup>th</sup> November 2017: Estate Walkabout	Housing repairs and maintenance, Genesis, Steering Group members, members of the Police Neighbourhood and Safety team	Harrow staff and Steering Group members carried out a site walkabout to identify and address any outstanding estate maintenance issues.
9 <sup>th</sup> November 2017: Meeting with potential community centre users	Harrow staff and the Air Cadets	Meeting held with potential future community centre users to discuss their ideas to feed into the community centre brief.
23 <sup>rd</sup> November 2017: Steering Group meeting	Steering Group members	Harrow colleagues presented a draft version of the Residents Charter and a draft version of the Housing Needs survey and provided an update from housing colleagues and their service areas through an internal action plan.

6.2 A copy of the newsletter issued in Summer 2017 is attached at Appendix 1.

## Public Consultation

- 6.3 A public consultation event was held on Saturday 4th November 2017 to permit local residents the opportunity to view the plans and to engage with the development of the design proposals. Consultees' feedback was recorded, with the aim of demonstrating how their feedback was used to influence the proposals at subsequent events.
- 6.4 The community was notified of the development proposals and a proposed consultation event by the distribution of leaflets, setting out key information on when and where the public consultation would take place and the nature of the proposed redevelopment, to residential properties on the surrounding roads.
- 6.5 The consultation boards presented at the exhibition explored issues relating to the site, the layout and building massing, along with floor plans and the external appearance.
- 6.6 The consultation event was staffed by representatives of DPP Planning, London Borough of Harrow Housing Services and Hawkins Brown, all of whom were available to discuss the development proposal with visitors and answer any questions.
- 6.7 All responses received during the consultation events have been taken into consideration and are referenced in this document.
- 6.8 The consultation event was attended by 55 people, including councillors, residents, and local businesses.
- 6.9 37 responses were provided at the consultation event. In response to the question 'Do you agree with the general design approach of the estate?', 28 agreed or strongly agreed, and 4 indicated that they disagreed or strongly disagreed. 3 respondents indicated that they were neutral on the general design approach of the estate.





6.10 Concerns raised in respect of the proposed development were:

- Whether parking would be for residents only;
- Amenity impacts e.g. noise and cooking smells between flats;
- Height of the buildings and potential overlooking impacts;
- Look of flat roofs;
- Impacts of the development on infrastructure in the area;
- Not enough car parking and lack of 'secure' cycle storage; and
- Construction management issues.

6.11 Matters raised in support for the proposal were:

- Design of the buildings;
- Suitable building heights;
- Inclusion of village green and courtyard areas;
- Provision of a community centre;
- Inclusion of balconies;
- Good amount of storage space; and
- Inclusion of shared ownership properties.

### **Consultation with Greater London Authority**

6.12 A meeting was held with officers from the Greater London Authority (GLA) on 30 October 2017. The proposed amendments to the scheme were tabled, the amended scheme was supported in principles. Upon receipt of a formal response from the GLA this will be provided to the LPA.

6.13 The replacement of affordable housing was a key concern raised, this has been dealt with comprehensively in the Affordable Housing Viability Assessment, Planning Statement and in the Affordable Housing Statement.

### **Consultation with Harrow Council Design Review Panel**

6.14 The proposal was the subject of a design review on 17<sup>th</sup> October 2017. A formal letter from the Design Review Panel on 2<sup>nd</sup> November 2017 outlined a number of comments on the progress of the design, and made several recommendations:

- The increase in dual aspect units is welcomed;
- The shift in scale from the three storey houses to the six-storey block along Shaftsbury Avenue is awkward, and the approach to turning the corner needs to be refined;
- The introduction of deck access is viewed positively;

- The site layout is restricted by the reduction of volume in some areas of the site, whereas including larger, double loaded corridor blocks would reduce pressure on the rest of the site;
- The loss of permeability is disappointing, and the internal courtyards feel closed off;
- The character of the scheme is not clearly defined, and the block on Shaftesbury Avenue in particular has no clear identity;
- The Charles Ginner roof-scape reference is strong; however, this has largely been lost in the revised scheme, and the roof forms appear very urban;
- Opportunities to increase the amount of actual green space in the Village Green should be looked at;
- With regards to access, shared space is considered to be too wide, and should be reduced, whilst visibility and legibility of the vehicle routes also requires improving;
- The mix of tenures around a shared courtyard space could be problematic, as residents will have conflicting requirements for this space.

6.15 In response to the above comments, the scheme has been revised in a number of ways:

- With regards to differences in scale of the three-storey terraced housing (Block E) and six storey block (Block D) along Shaftesbury Avenue, the northern end of block D has been reduced to five storeys in height, with the roof now falling to stitch in with the height of block E;
- In respect of the internal courtyards, which the Design Review Panel felt were closed off, pedestrian access has been provided in the form of double height underpasses around the courtyards to improve the permeability of the site and open up the courtyards to provide a visual connection to the street;
- With regards to the block on Shaftesbury Avenue, this has been designed to have a Metroland character that stitches into the adjacent suburban context of South Harrow, and incorporate key features including an expressive pitched roofline, dormer windows, and an expressive plinth 'sock';
- In terms of the roofscape, the Metroland blocks to the north make reference to the Charles Ginner roofscape, whilst the Mansion blocks have flat roofs to respond to the adjacent urban context to the south. The courtyard blocks located towards the centre of the site have gently sloping roofs, tying the site together;
- On the point relating to the Village Green, the proposal maximises the amount of greenspace provided whilst also allowing for the provision of child place space. It should

also be noted that private gardens, as well as communal landscaped gardens have also been provided.

## 7.0 Conclusions

- 7.1 The consultation process, public engagements and open houses have proven to be very useful in the development and evolution of the proposals for the redevelopment of the Grange Farm estate.
- 7.2 During the engagement process the architects and London Borough of Harrow responded to the issues raised through the feedback received, in particular the design of the community centre and requirements for the new homes.
- 7.3 Feedback was received via a number of forms, including emails, feedback forms, notes made at consultations. Feedback received was recorded and forwarded to the design team for review and to inform the design.
- 7.4 A strong understanding of the local community has been developed through the consultation process, enabling the identification of key issues and concerns and the resolution thereof.
- 7.5 Overall the feedback received during the engagement process has been positive and has assisted in informing the development plans for submission with the planning application.
- 7.6 The development team will continue to engage with the local community and stakeholders following the submission of the planning application, continued positive engagement is anticipated to enable the delivery of the best possible development for the area and the community.

## Appendix 1 – Newsletter Summer 2017



# Grange Farm News Summer 2017

### INSIDE

Pages 2 and 3

Latest regen  
plans

Pages 4 and 5

Fun day photos

Page 6

Update from the  
Steering group

Page 7

Summer  
activities for  
teens

Page 8

Contact us

### SAVE THE DATE

Next Steering group  
meeting

Wednesday 23 August |  
7pm | Community Centre

### We're coming to Grange Farm - Regeneration office to open

From September you'll have a dedicated housing regeneration office on the estate – with officers available two days a week, Wednesdays and Fridays.

The new offices will be in the refurbished Community Centre, which we are in the process of buying. We plan to refurbish it and make it a suitable work space – adding Wi-Fi, phone lines and desks.

Each week you'll be able to drop in to see:

Candis Skinner, your Decants Officer to talk about moving either within the estate or away from the estate temporarily while the redevelopment takes place. Candis can also help you with searching for a new home and discuss the moving process.

Sajni Durve, the Grange Farm regeneration officer – you can ask Sajni any questions you may have about our regeneration plans. Take a look at pages 2 and 3 to see why we're redesigning our plans and to find out the next steps.

In the meantime if you need to contact any of your dedicated Harrow housing officers you can find their contact details on the back page of this newsletter.

We hope you have a great summer and look forward to seeing you in September.



BUILDING A BETTER  
HARROW

*Harrow* COUNCIL  
LONDON



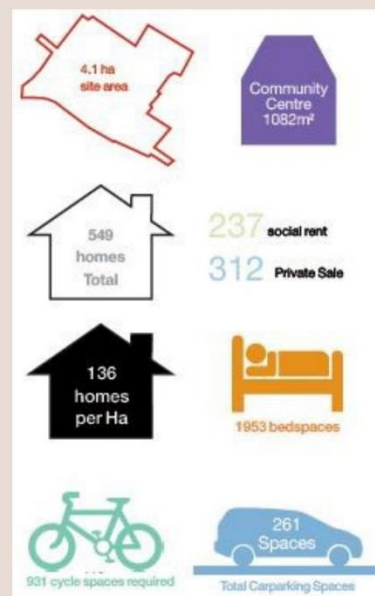
## Grange Farm plans..

At the end of last month we received our feedback from the Ministry of Defence (MoD). We wanted to update you with where we are now and the next stages.

### Our original design

We submitted our Grange Farm planning application in July 2016 following extensive consultation with the Resident's Steering Group, tenants on the estate and the wider community.

The scheme provided 549 new homes and a new community hub at its heart.



Northolt Airport Location in relation to Grange Farm

### MoD height restrictions

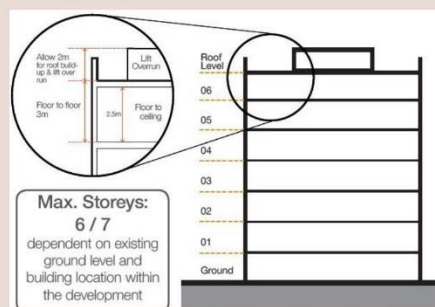
In October 2016, the MOD objected to the planning application.

The MOD informed us that the planned height of some of the buildings might interfere with their technology and systems that assure safe take-off and landings from Northolt Airport.

They requested we reduce the height of a number of the planned buildings.



Redesign maximum of storeys



## Redesign

We have commissioned a redesign of the scheme to reduce the height of some of the buildings.

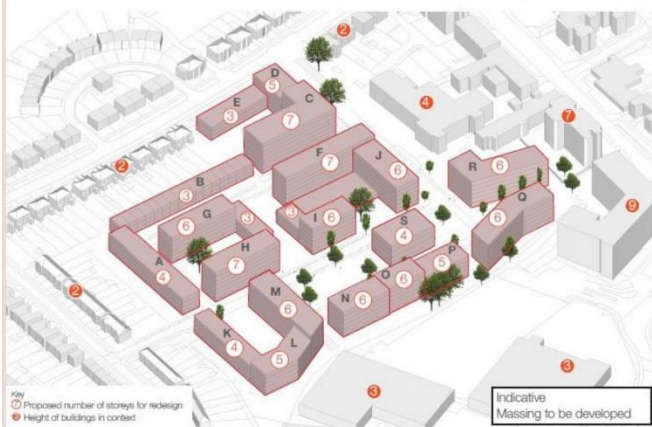
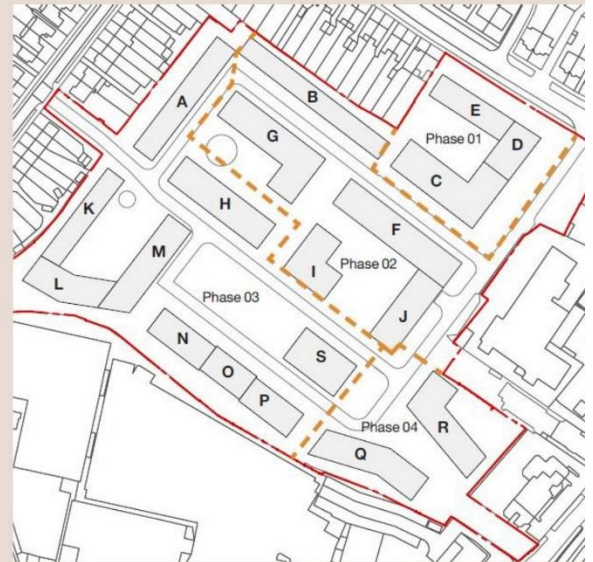
The redesign will be based on the original scheme's master plan and principles. We will consult with residents, the Steering Group and the wider community as we redesign the scheme.

We will need to make some changes to the phasing of the project based on the redesign.

### Phase one:

The first phase of the redevelopment will be the three blocks at the entrance to the estate (at Shaftesbury Avenue). These will be council homes.

We are able to progress with these buildings because they are not affected by the MoD's height restrictions.



### Next steps:

Redesign the scheme: summer 2017

Resident Steering Group consultation: late summer / early autumn 2017

Pre-planning application consultation with residents: early autumn 2017

Wider community consultation: autumn 2017

Update planning application for re-submission: December 2017



## Did we see you at the Grange Farm fun day on Saturday 15 July?

It was great to see so many of you out and about at the fun day enjoying yourselves.

Activities included the children's fancy dress competition, bouncy castle, live music and lots more. Thank you to the Steering Group and Raj Kumar for all their hard work in organising the event. A great day was had by all.

If you came along you may spot yourself in one of the photos...



Photos top left: April, age 5; top right: PCs Sillitoe and Akiwumi.

Photos bottom left: Huryah and Hosna (age 9); bottom right: live music from Phillipa Leigh



Photos from top left: smoothie bike; Yousaira and Myiesha (age 4); April having her face painted by Caragh Buxton; The Mayoress, Cllr Sachin Shah and the Mayor, Cllr Margaret Devine; and Ruby (age 9). Photos by Laura Spillane.



## News from the Steering Group...



It's been a hot and busy month for us, planning the fun day.

We hope you made it along on Saturday 15 to enjoy the fun activities and to see the updated plans for the estate regeneration. We are all positive about the new designs which you can see on pages 2 and 3.

As we near the summer there's lots going on for you to get involved with – take a look at some of the events we have coming up.

We're having an estate walkabout with housing officers on 6 September - so if there are any issues on the estate that you are concerned about let us know and we will pass these on.

**Got a Question? Get in touch or come along to a Steering Group meeting.**

**Search "Grange Farm Steering Group" online or contact Raj, Grange Farm Independent Tenant Adviser, on [Raj@1enterprise.co.uk](mailto:Raj@1enterprise.co.uk) or call 08450 573 995.**



**Steering Group meeting**  
Wednesday 23 August | 7pm |  
Community Hall

**Come and tell us what concerns you have, we may be able to ask the council for help.**

**Women's coffee club**  
Last Monday of the month |  
10.30am to 12pm | Community Hall

**A chance to get together with other local women, make new friends, have a chat and a cuppa.**

**Art classes**  
Every Saturday | 1pm to 3pm |  
Community Hall

**Keep kids aged 5-to-12 years busy with fun and creative art classes by local artist Lolita Parekh, 07707 509 637**

## What's on this summer...

### Going green - could you help?

We need your help. In September the Steering Group and Resident Involvement team want to transform the area around the community centre.

We plan to launch on Saturday 23 September and need as many volunteers as possible.

You don't have to be an experienced gardener. Everyone is welcome - so feel free to come along and bring your friends and family!

Let us know if you're coming:

Email [rinvolve@harrow.gov.uk](mailto:rinvolve@harrow.gov.uk) or call  
Christine 020 8416 8050 or  
Funmi 020 8420 9233



### Free basketball coaching for 10 to 18 year olds

**Monday to Friday | 12 - 2pm | Harrow Rec/  
Cunningham Park | Hindes Road | HA1 1NS  
| FREE**

It's getting warmer and that can only mean one thing, that summer is coming and Ball Out Community Coaching sessions.

The program features free coaching from some of London's best coaches. You'll pick up new skills and develop your game. At the end of it all you can team up with your friends

to form your own team and compete in Ball Out 3x3 or a smaller Ball Out borough competition.

The entire program is FREE and open to players of all abilities, both boys and girls, aged between 10-18 years old. All you need to do is sign up and get your parent/guardian to confirm they are happy for you to play and you're all set. All sessions are drop in.

Visit [www.ball-out.co.uk](http://www.ball-out.co.uk) for more information.



**Get Healthy. Get walking**  
**Every Thursday | 11am | meet at**  
**Eastcote Road entrance Roxeth Rec**

Join the free friendly walks to Roxeth Park. They are about 45 minutes and start with a gentle warm up. Suitable for all abilities, just turn up in comfy clothes and shoes and a bottle of water.



## Contact us...

If you have any questions about the regeneration of the estate, finding a new (temporary or permanent) home or even about ongoing issues on the estate, please contact us:

### **Sajni Durve, Regeneration Officer**

For all enquiries about Grange Farm regeneration plans and design

020 8424 7654, [Sajni.durve@harrow.gov.uk](mailto:Sajni.durve@harrow.gov.uk)

### **David Worrall, Housing Officer**

for all enquiries about your tenancy and to report anti-social behaviour

020 8901 2630, [David.worrall@harrow.gov.uk](mailto:David.worrall@harrow.gov.uk)

### **Candis Skinner, Decant Officer**

For all enquiries about moving (decanting) or registering for new properties

020 8424 1415, [Candis.skinner@harrow.gov.uk](mailto:Candis.skinner@harrow.gov.uk)

### **Neeta Bhayani, Rent Officer**

For any questions you have about your rent

020 8901 2630, [Neeta.bhayani@harrow.gov.uk](mailto:Neeta.bhayani@harrow.gov.uk)

### **Resident Involvement Team**

For all enquiries about getting involved locally in any of our events

020 8420 9233, [rinvolve@harrow.gov.uk](mailto:rinvolve@harrow.gov.uk)

### **Raj Kumar, Independent Tenant Advisor**

For all enquiries about the Steering Group and upcoming events

08450 573 995, [Raj@1enterprise.co.uk](mailto:Raj@1enterprise.co.uk)

## Got bulky rubbish to throw out? We can clear it

**Mattresses just £10**

**Up to 4 items from £30**

**Up to 8 items from £50**

**It's quick and easy to book:**

search "Harrow bulky waste collection"  
online or call 020 8424 7600

## See it. Report it

### **Fly-tipping**

Report it online: search "fly-tipping report Harrow" online.

If you see dumped rubbish on the estate report it and we will clear it.

If you see someone dumping the rubbish take down as much detail as possible e.g. a car registration, what they look like and details of what they dumped.

Take a photo if safe to do so, but do not approach them.

### **Crime**

Report it: call 101

All incidents of crime on the estate should be reported to the Police so they can review and take action.

In an emergency always call 999.