

LYON SQUARE

HARROW, LONDON

Client & Main Contractor
Redrow Homes Ltd

Local Authority
London Borough of Harrow

Date
Under construction

Content
310 flats, 2970 sq m of mixed use commercial, 123 car parking spaces (59 affordable/251 private)

Site Area
1 ha

Architect
CZWG Architects LLP

Planning Consultant
Planning Potential Ltd

Structural & Civil Engineer
Train & Kemp

CDM
David M. Eagle Ltd.

Transport Consultant
AECOM

M&E Engineer
Silcock Dawson & Partners

Sustainability Consultant
Silcock Dawson & Partners, The Blewburton Partnership

Fire Engineer
FDS (Fire Design Solutions)

Landscape Consultant
MCA Landscape Architects,
Neal Tully & Associates

Acoustic Consultant
Hann Tucker Associates

CZWG was approached by Redrow Homes to make significant design changes to an existing planning permission, all to be agreed as minor amendments within a very tight programme. The brief was to provide better quality housing which would include full compliance with the current GLA's Housing Design Guide and meet Lifetime Homes requirements. The design amendments included increasing the floor to ceiling heights of the consented development drawings by 300 mm to meet the GLA specification. This resulted in an increase in height to some of the lower buildings, and the loss of floors from the tallest five buildings; those flats removed were relocated so that the total number of residential homes did not alter.

CZWG successfully delivered the design changes through negotiations with London Borough of Harrow within an eight week period, culminating in a revised planning submission dealt with under a section 73 application which did not require a new planning application. The design progressed to coordinated detailed design and the scheme is now on site.



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