

WELCOME

Thank you for attending today's event. There are two main points we want to discuss with you:

- **Making changes to the building heights across the remaining Plots, including Block B2 and Blocks A1, A2 and A3.**
- **Re-locating the community orchard to protect it from future construction activities.**

We will also explain what happens next.

WHY ARE WE UPDATING YOU?

To make these changes we will need permission from the Royal Borough of Windsor and Maidenhead (RBWM). We are preparing a change to our existing planning approval and we want to give you the chance to comment on the changes ahead of our application.

FEEDBACK

You're welcome to walk around the display boards, have a look at the proposals and chat to us. We have post-it notes for you to use for any instant thoughts and questions. You can also contact us with any comments on these proposals at:

thegrangesteam@abri.co.uk

All the information here today will also be posted on our website:

www.the-granges.co.uk



Artist Impression: View of Plot D Houses from Smiths lane

CHANGES TO BUILDING HEIGHTS

LOWERING THE HEIGHT OF B2

At the moment we have planning permission to build Block B2 as an eight storey building. We want to reduce that to six storeys, like the new homes that are currently under construction. This will allow us to complete your new homes sooner. It also keeps the heights of the new buildings through the centre of the estate similar, so no one building is dominating.

UPDATING BUILDING HEIGHTS IN PLOT A

By reducing Block B2 to six storeys, we will be building 16 fewer homes in that block. We want to make sure we build as many homes as possible for local people, so we plan to add those 16 homes into the final blocks within Plot A. The proposal is to place eight homes within each of blocks A1 and A3, therefore increasing these buildings by one storey to eight storeys.



Masterplan Proposed Building Heights Diagram - Plan



Masterplan Proposed Building Heights Diagram - Aerial View



Maidenhead Road Proposed Updated Plot A elevation with approved building height annotation

CHANGES TO BUILDING HEIGHTS



Block B2 Approved Massing



Block B2 Proposed Revised Massing



Plot A Approved Massing



Plot A Proposed Revised Massing

KEY
- - Approved building height datum

COMMUNITY ORCHARD

The existing community orchard will be an important part of the Granges green spaces and landscape in the future. Moving trees is a delicate operation and can only safely be done once. At the same time, we need to make sure they aren't damaged when construction of the new homes gets underway close to their current site. Because we are building Plot C sooner

than originally planned, allowing Sawyers Close residents to move into their new homes earlier, we need to adjust where we move the orchard to. In our updated plans most of the orchard trees will now be placed by Plot C when it is complete, with the remaining fruit trees planted to the south of this location. Your thoughts on this proposed change would be welcome.



Community Orchard Re-location - Previous Design



Community Orchard Re-location - Updated Proposal

KEY

- Existing orchard location
- Proposed orchard re-location

WHAT HAPPENS NEXT?

ASK US ANY QUESTIONS

Please feel free to approach our team here today who will be happy to answer any questions you may have about the proposals. You are also welcome to leave any questions and comments on the post-it notes provided.

COMMENT ON THE PROPOSALS

The Council will carry out their own consultation and the plans will be available on the Council’s planning website. We will publish details of where you can see those plans and comment on them once the Council have uploaded them.

PLANNING DECISION

We are aiming to submit the application in August 2026. Once the Council are happy that we have submitted everything they require, they will consult relevant parties and then the application will be decided. Hopefully we should know the planning outcome by the end of 2026.



Drone aerial photo of Plot D under construction



Drone aerial photo of Plot C under construction