

MAJOR DEVELOPMENTS PANEL MINUTES

1 DECEMBER 2011

Chairman: * Councillor Bill Stephenson

Councillors: * Tony Ferrari * Barry Macleod-Cullinane
* Keith Ferry * Joyce Nickolay (1)
* Thaya Idaikkadar * Varsha Parmar (3)

* Denotes Member present
(1) and (3) Denote category of Reserve Members

71. Attendance by Reserve Members

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Members:-

Ordinary Member

Councillor Susan Hall
Councillor Phil O'Dell

Reserve Member

Councillor Joyce Nickolay
Councillor Varsha Parmar

72. Declarations of Interest

RESOLVED: To note that there were no declarations of interests made by Members.

73. Minutes

RESOLVED: That the minutes of the meeting held on 19 September 2011, be taken as read and signed as a correct record.

74. Public Questions, Petitions and Deputations

RESOLVED: To note that no public questions, petitions or deputations were received at this meeting under the provisions of Executive Procedure Rules 51, 49 and 50 (Part 4D of the Constitution).

RESOLVED ITEMS

75. Heart of Harrow Area Action Plan - Preferred Option

Members received a report of the Corporate Director of Place Shaping which provided an update on the preparation of the Harrow and Wealdstone Area Action Plan and the steps that were being taken to secure Cabinet approval of a Preferred Option for public consultation.

A Member expressed concern at the quality of the print in the Heart of Harrow document provided to Members the previous day and the lateness it was received. He added that it would be helpful if the document had shown tracked changes. The Chair responded that it had been thought that it would be helpful to have early sight of the document, which was to be considered by the Local Development Framework Panel (LDF) and Cabinet later that month. He reminded Members that they had seen the key elements of the document before and that the printing issue would be addressed.

The Corporate Director of Place Shaping reported that since the last meeting of the Panel, detailed work had been done and that in the run up to the meeting of the LDF Panel a series of briefings would be organised for Members if the Panel felt that it would be helpful. The report detailed the next stage in the Area Action Plan (AAP) process, the proposed form, content and purpose of the Preferred Option and the scope of the consultation exercise.

The Divisional Director of Planning gave a detailed presentation, 'Harrow: A borough at the edge of London', a copy of which can be viewed on the Council's website. He advised that the aspiration was to increase the richness and diversity of the town centre. The AAP was effectively about encouraging and managing development and Harrow was fortunate in that it had over 30 development sites and was well placed to explore the opportunities for growth.

The Divisional Director then went on to describe each of the seven sub areas that made up the AAP area and the current position and responded to Members questions as follows:

Wealdstone West

In terms of Colart, the Divisional Director advised that this was a relatively low density development and therefore car parking would be relatively modest. He was, however, aware of the concerns regarding parking levels but this would be a matter for the planning application. In response to a Member's concern in relation to the existing Colart building and whether it would survive,

the Divisional Director advised that the owners had indicated that they wished to work with the Council on the AAP but that the position would be monitored.

A Member sought clarification as to the entrance and exit from the Colart site and was advised that it would be necessary to introduce measures to 'frustrate' rat running through the site via the route shown in the masterplan. In terms of a bridge link over the railway between Kodak and the Teachers' Centre and the funding available, the Divisional Director advised that there was not a dedicated fund and in order to make a route through, some private property would need to be secured. The proposed site layout at Kodak would, however, facilitate a link should it be brought forward at a future date.

The Divisional Director advised that it was proposed to have a six form entry high school on the Teachers' Centre site and whilst the site area for such a development could extend up to 9 hectares, this site was 2.3 hectares. This would therefore not be easy but it was under serious consideration. He acknowledged the Member's point about likely demand in that location but advised that, at this time, this was the only site under consideration.

Wealdstone Central

The Divisional Director advised that this sub-area was comprised of a number of relatively smaller sites and that the aim was to reinforce its position as a local town centre. The vision was to cement better connections to Harrow and Wealdstone station and to recognise Wealdstone is at a "crossroads". Commenting on the route shown in the masterplan for the town centre, it was not envisaged that there would be a vehicular route across the High Street from Headstone Drive; it should be walkable in order to open up the area.

The Divisional Director, in responding to a Member's comment that the railway line severely restricted access in the area and that opening up a pedestrian access through Harrow and Wealdstone station was preferable to going over the bridge, stated that there were challenges in terms of revenue security. He did envisage revisions to the existing arrangements on the Harrow side of the station.

Wealdstone East

The Divisional Director reported that whilst investment was required in the Leisure Centre, it was a good asset. The West London Waste Plan would address issues in terms of the Depot site.

Station Road

The Divisional Director advised that this sub-area was comprised of a series of opportunity sites and that he hoped that land owners would consider the possibilities. The Civic Centre site was a project in its own right. The key to this sub-area was to create a more definitive corridor to the town centre. The maximum height of buildings in this area would be 7-8 storeys and progressively reducing in height moving outwards.

The Divisional Director advised that there was a current application from Tesco for an extension to the existing store. The Greenhill Way site was challenging and there was a need for a comprehensive approach.

In response to Member's queries, officers advised that in terms of location for the new Civic Centre, there was scope for sufficient floor space in the Station Road corridor but that the discussion about Council property was on-going. Options currently being considered included office buildings in Harrow town centre, Greenhill Way car park and remaining on the current site, either in a new build or the existing building. This was, however, a long term issue. A clear direction of travel was required and would be developed as part of the commercial masterplan. A report setting out clear recommendations would be submitted to Cabinet in early 2012.

The Corporate Director advised that he did not envisage the Civic Centre site being taken up for development in a single block, although he acknowledged the Member's point that it may be possible to sell the site, as one block, for a greater amount. He reassured Members that money would not be wasted on the development of the existing Civic Centre, where the Council was likely to continue to operate from for at least another 9 years.

Responding to a Member's question as to whether the road in front of Tesco adjoining Hindes Road could be widened, taking account of the fact that the Tesco site and the Civic Centre were already set back, the Divisional Director stated that a significant amount of development would be required to fund such a project and that other constraints, such as the elevated section of George Gange Way and displacement of small businesses, would severely limit feasibility.

Harrow Western Gateway

The Divisional Director reported that Neptune Point and Bradstowe House were in varying states and it was hoped to that the approach to the sites could be improved. The frontage along College Road required improvement and was likely to include an 8 storey building. This was quite a high amenity location and there was a need to manage down the quantum of floor space.

A Member stated that it would be necessary to ensure access to Havelock Place past Queens House and on to the St George's Centre. It was necessary to improve access routes to the Centre.

In responding to a Member's concerns in terms of the increasing amount of graffiti at Bradstowe House, the Divisional Director advised that the building was in the hands of the Receiver and there were ongoing discussions with a consortium about a possible takeover. Officers had met with the prospective developer.

Harrow Town Centre

The Divisional Director reported that further work was required on the emerging framework that it was proposed to connect College and St Ann's

Roads through Havelock Place. Work was starting on improving the walking routes in the town centre.

Harrow Town Centre East

The Divisional Director reported that the proposals looked to exploit connections through the High Street. Permissions were in place for a higher building in Gayton Road offering good views of the Hill, progressively reducing in scale towards the east of the site. There were, however, issues in relation to car parking. Referring to Lyon Road, he advised that the potential views, public space opportunities, amenities and the fact that it was south facing was a potential asset. There were, however, sensitivities around the ground floor space.

A Member commented that car parking had to be considered as the reason Hatch End, for example, was so vibrant was because users of the night time economy there could drive and park. Responding in general to Members concerns about parking, the Divisional Director advised that the challenge was to have better rather than more parking and there was also a need to manage people out of their cars in order to reduce congestion whilst not reducing the quality of the offer or the attractiveness of the town centre.

Following a Member's comments that the Council should improve the night time economy in the town centre, with up market bars and restaurants along Lyon Road, the Chair advised that as there was a current planning application, this could not be discussed so as not to compromise Members of the Planning Committee who were also Members of the Panel.

The Divisional Director advised that there would be refinement of the preferred options through informal feedback. He indicated that officers were happy to hold briefings for Members and would do their best to communicate the current position with Members despite the compressed new timetable. The Preferred Option would be considered by the Local Development Framework Panel on 8 December and Cabinet on 15 December 2011.

RESOLVED: That

- (1) the progress on the preparation a Preferred Option for the Harrow and Wealdstone Area Action Plan be noted;
- (2) to note that a report would be presented to Cabinet on 15 December 2011 seeking approval of the Preferred Option for the purposes of public consultation.

Reason for Decision: To keep updated on the next stage of the Harrow and Wealdstone AAP as part of its oversight role.

76. Strategic Development Sites Update

The Panel received a report and appended schedule from the Divisional Director of Planning which provided an overview of current progress with the development of strategic sites across the borough and drew Members'

attention to two specific proposals for development in Lyon Road and on the Kodak/Zoom Leisure sites. He gave a presentation, prepared by Land Securities, on the Kodak site, and which may be viewed on the Council's website. Stephen Neal of Land Securities was also in attendance.

The presentation highlighted both the good and bad perceptions of Harrow from local community and business organisations. Land Securities viewed the Kodak site as a real opportunity and the feedback from the latest consultation exercise was broadly supportive of the masterplan. The Divisional Director detailed the benefits of the proposals, which included provision of a new primary school, affordable housing, new play space and public realm and commercial leisure.

In terms of the outstanding issues detailed in the presentation, the Divisional Director voiced his concerns as to whether an out of centre supermarket of the scale proposed was required but that Land Securities were building a case for this. It was expected that Land Securities would be submitting a planning application on 9 December and, subject to the conclusion of the outstanding issues, a special Planning Committee would be convened in Spring 2012.

Members asked a series of questions which were responded to as follows:

- The Divisional Director advised that the Kodak chimney would be retained with a café at its base. Mr Neal added that its maintenance would be part of the wider discussion on how the public realm was maintained over its life. Those that lived and worked on the site would be asked to contribute.
- There had been discussions with Sport England about the playing fields at the Zoom Leisure site and how they would be replaced. The existing pitches were not available for general public use. There would be investment in current facilities at Headstone Manor Recreation Ground and the Roger Bannister playing fields. In responding to a request from a Member that a more detailed report be prepared for the next Panel meeting, the Divisional Director advised that, by that time, a planning application would have been submitted and the information that had been requested would be a material planning consideration which the Panel would be unable to discuss. The Chair reminded the Panel that the Open Spaces Strategy had recently been approved by Cabinet.
- Mr Neal advised that there was a drive to move students away from the centre of London and to encourage them to use public transport. A Member stated that 90% of the students attending the Harrow Campus lived at home so he remained to be convinced on this point.
- There had been discussions on the access to Headstone Manor via the new development but Land Securities had indicated that they did not propose to provide additional access. There were issues in terms of the existing flood plain.

- The proposed "Energy Centre" would support London Plan policy to increase the use of renewable and low carbon generating technologies in all new major development.
- The Elderly Care Centre had been promoted by Land Securities.

The Divisional Director of Planning, for the purposes of information only, then gave a brief presentation on the planning application received for Lyon House, which had been the subject of a newspaper article that day. He advised that any comments on the application, which was currently out for consultation, should be forwarded to officers.

At a Member's request, an update was provided on the former Government Offices at Honeypot Lane and Stanmore Car Park sites. The planning application for the former had been received and the Corporate Director advised that in terms of Anmer Lodge, a briefing for ward councillors had been held that week and a notice placed in the local press advertising 3 public consultation sessions. A report would be submitted to Cabinet in order to seek agreement on the preferred bidder. He added that the way forward had been agreed with the Portfolio Holder and that all ward councillors had been consulted.

RESOLVED: That the report be noted.

77. Future Topics and Presentations

Members considered which items they would like to receive at their next meeting. The Corporate Director advised that work was ongoing with the Youth Parliament for a future submission to the Panel on youth aspirations for the Borough. He added that Transport for London had been invited to attend a future meeting to discuss its broad approach to managing traffic flows. In addition, the Corporate Director advised that the product of the commercial master planning exercise would be reported to the Panel.

78. Termination of Meeting

In accordance with the provisions of Executive Procedure Rule 48.2 (Part 4D of the Constitution) it was

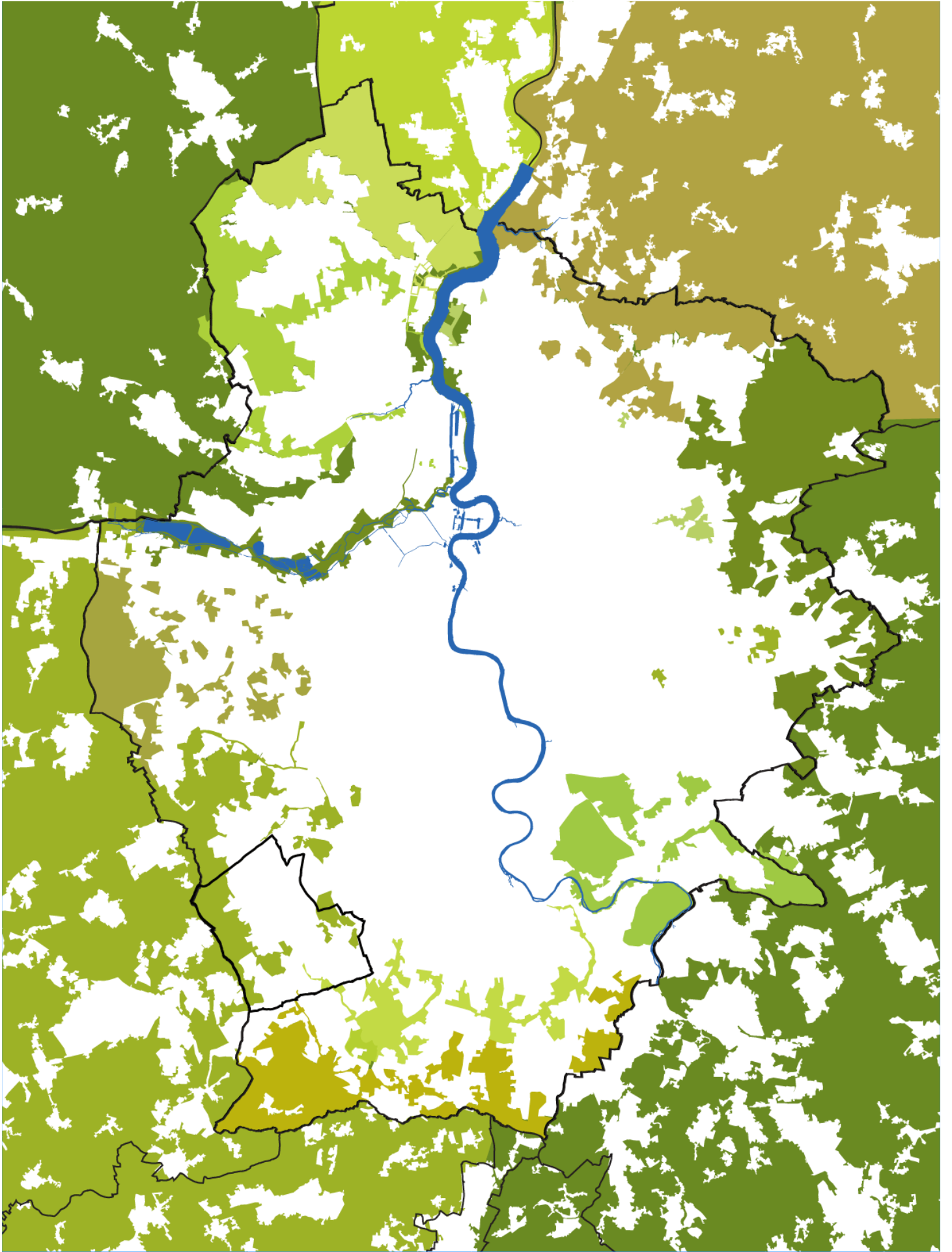
RESOLVED: At 9.55 pm to continue until 10.10 pm.

(Note: The meeting, having commenced at 7.30 pm, closed at 9.58 pm).

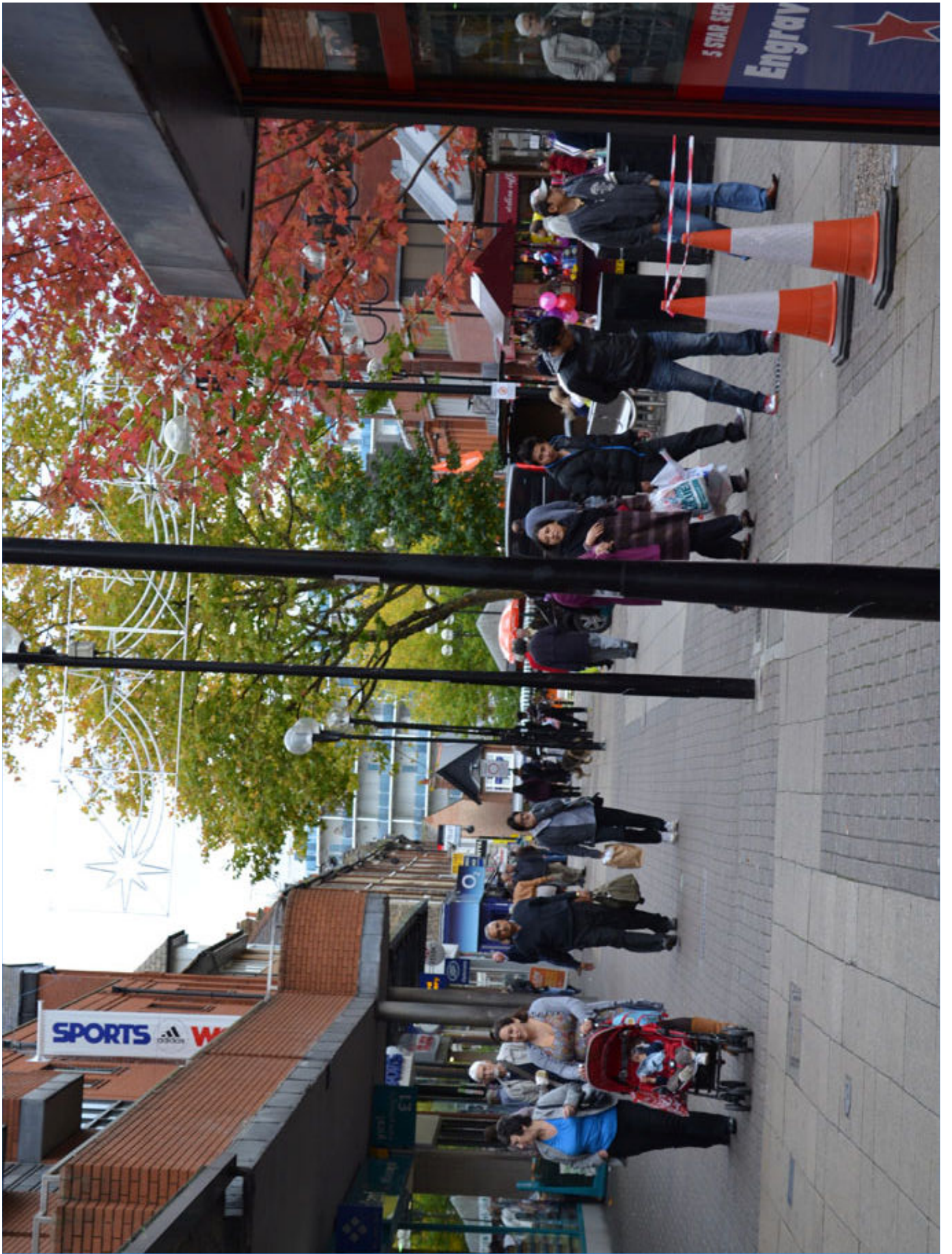
(Signed) COUNCILLOR BILL STEPHENSON
Chairman

**Harrow: A borough at
the edge of London.**

**Almost a third of which
is green space and
green belt.**



**With a Metropolitan
“Heart”**



**...only 25 minutes from
Oxford Circus and the heart
of Central London.**



**...its centre a short
walk or cycle from
open green spaces.**

5 MIN WALK / 400 M



10 MIN WALK / 800 M



5 MIN CYCLE / 1000 M



10 MIN CYCLE / 2000 M

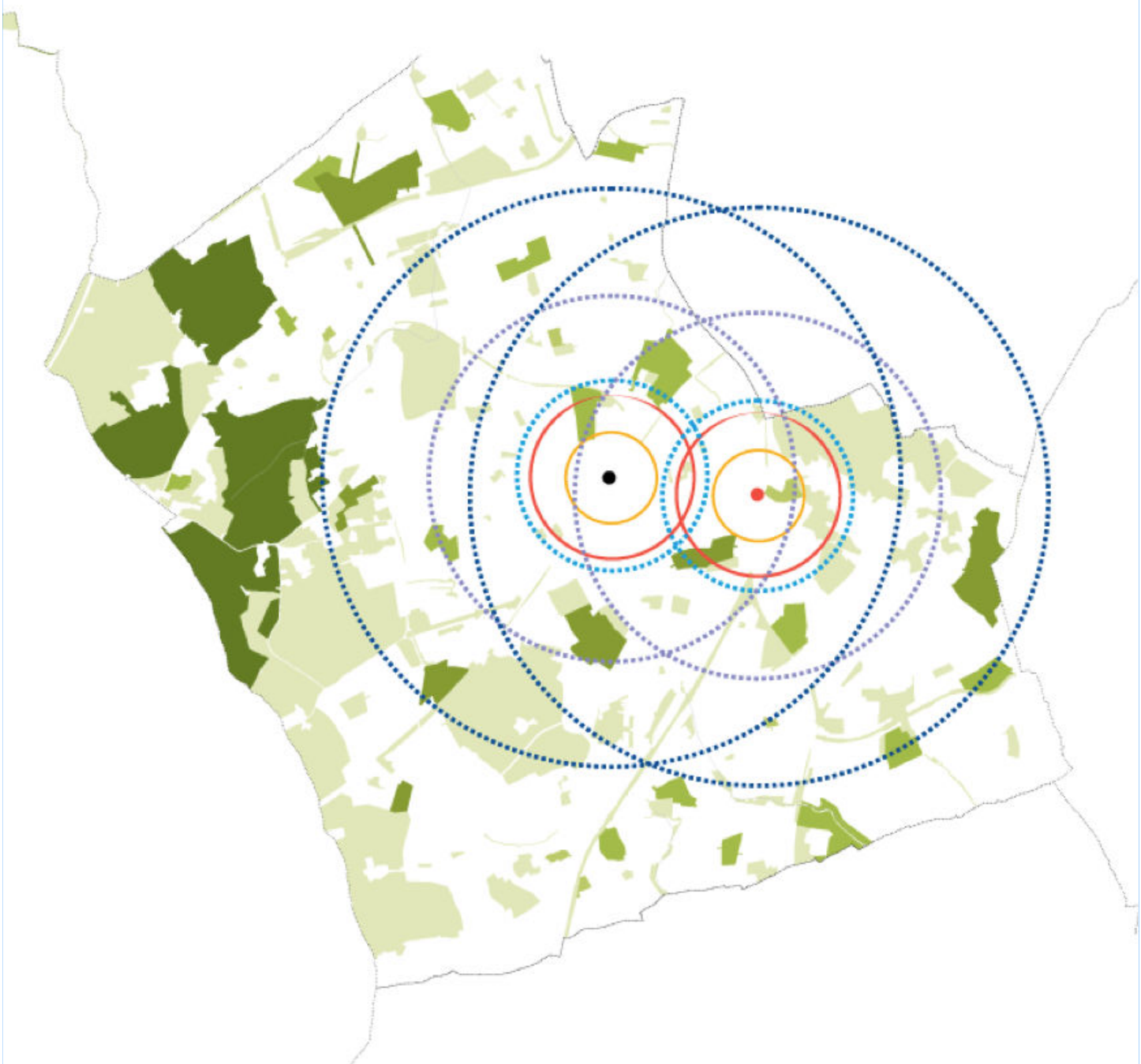


15 MIN CYCLE / 3000 M



● HARROW & WEALDSTONE

● HARROW ON THE HILL



**A unique character – which
combines a rich history...**









With a vibrant range of
uses in one place...

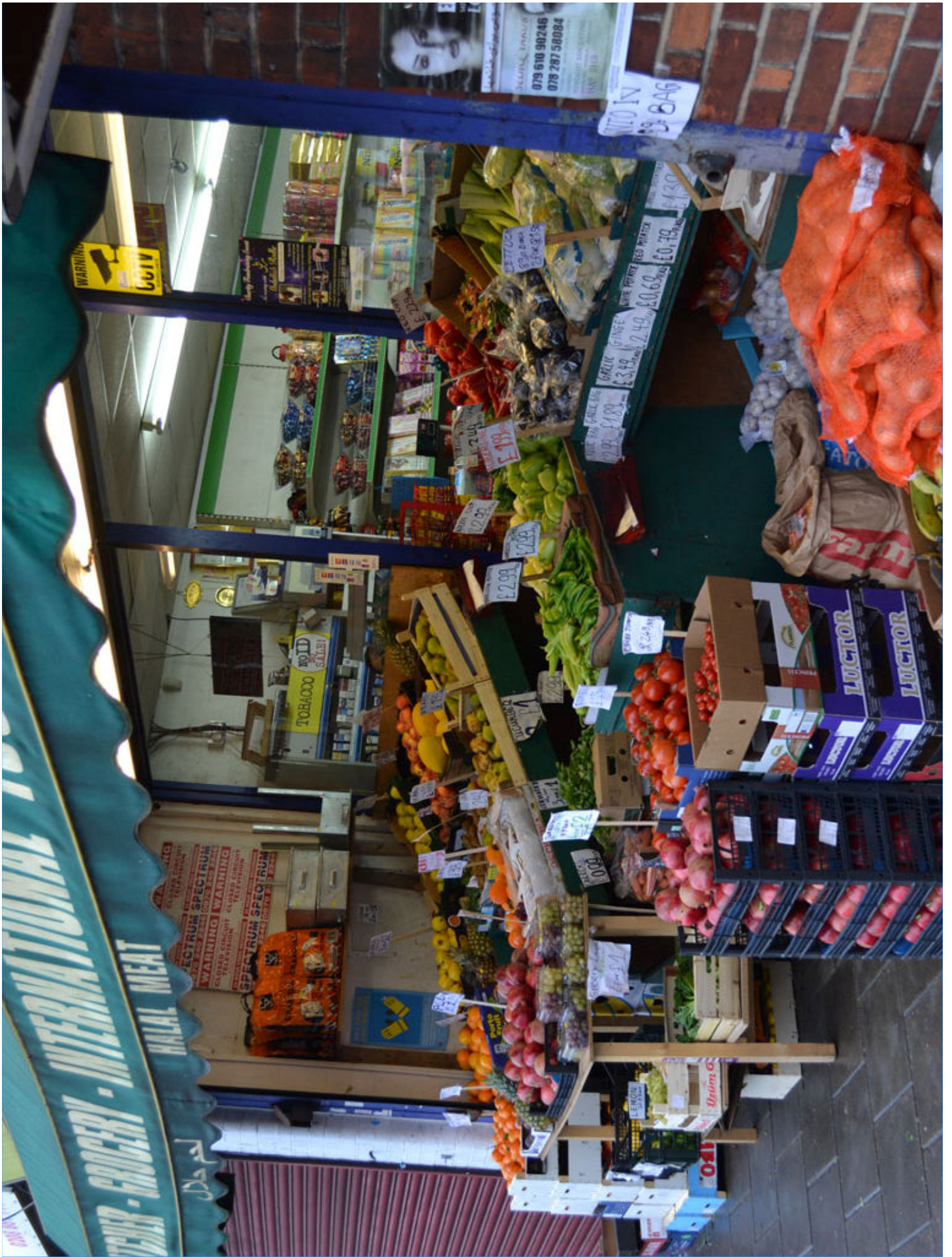






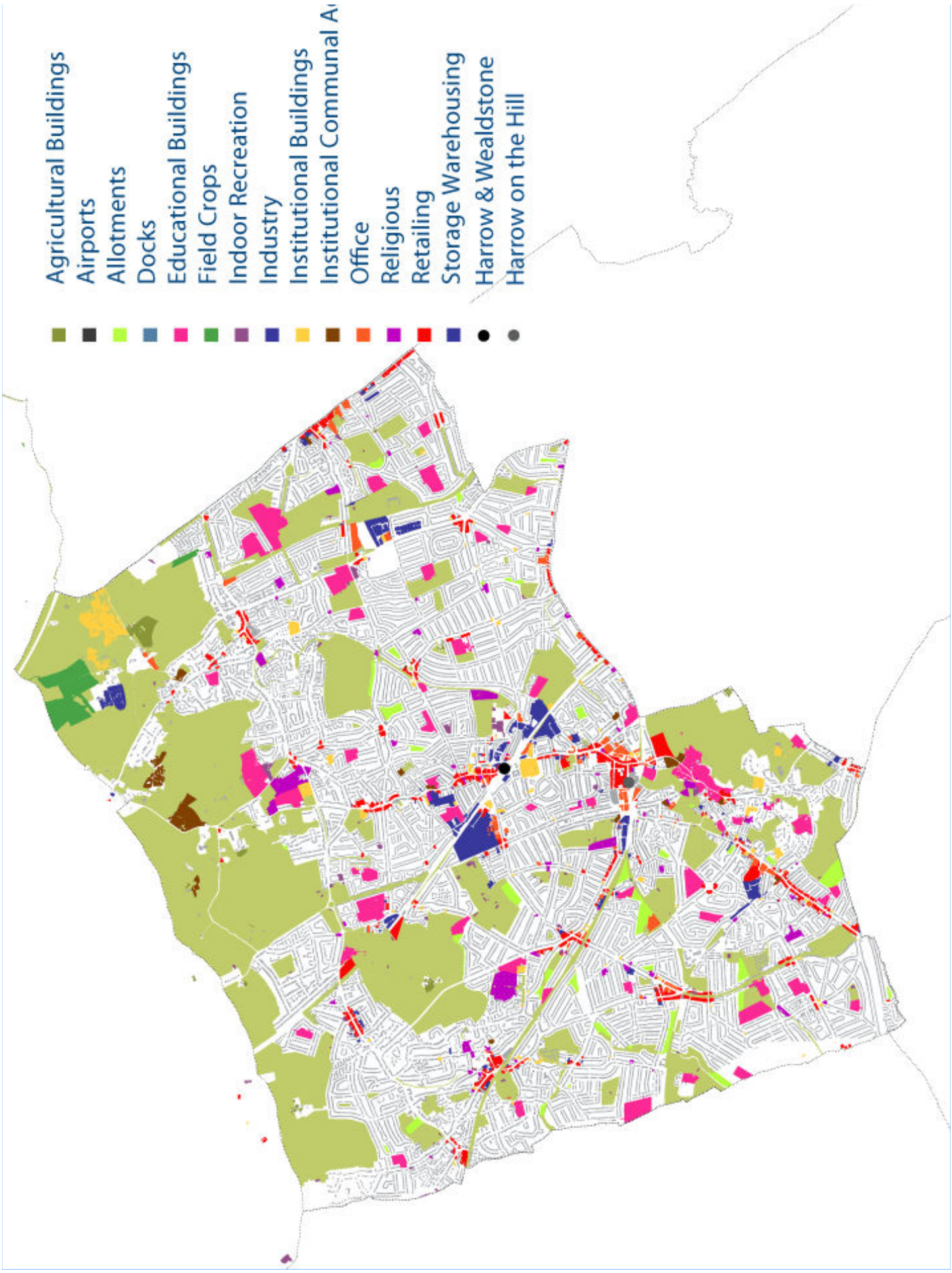








- Agricultural Buildings
- Airports
- Allotments
- Docks
- Educational Buildings
- Field Crops
- Indoor Recreation
- Industry
- Institutional Buildings
- Institutional Communal A
- Office
- Religious
- Retailing
- Storage Warehousing
- Harrow & Wealdstone
- Harrow on the Hill



And places to live...







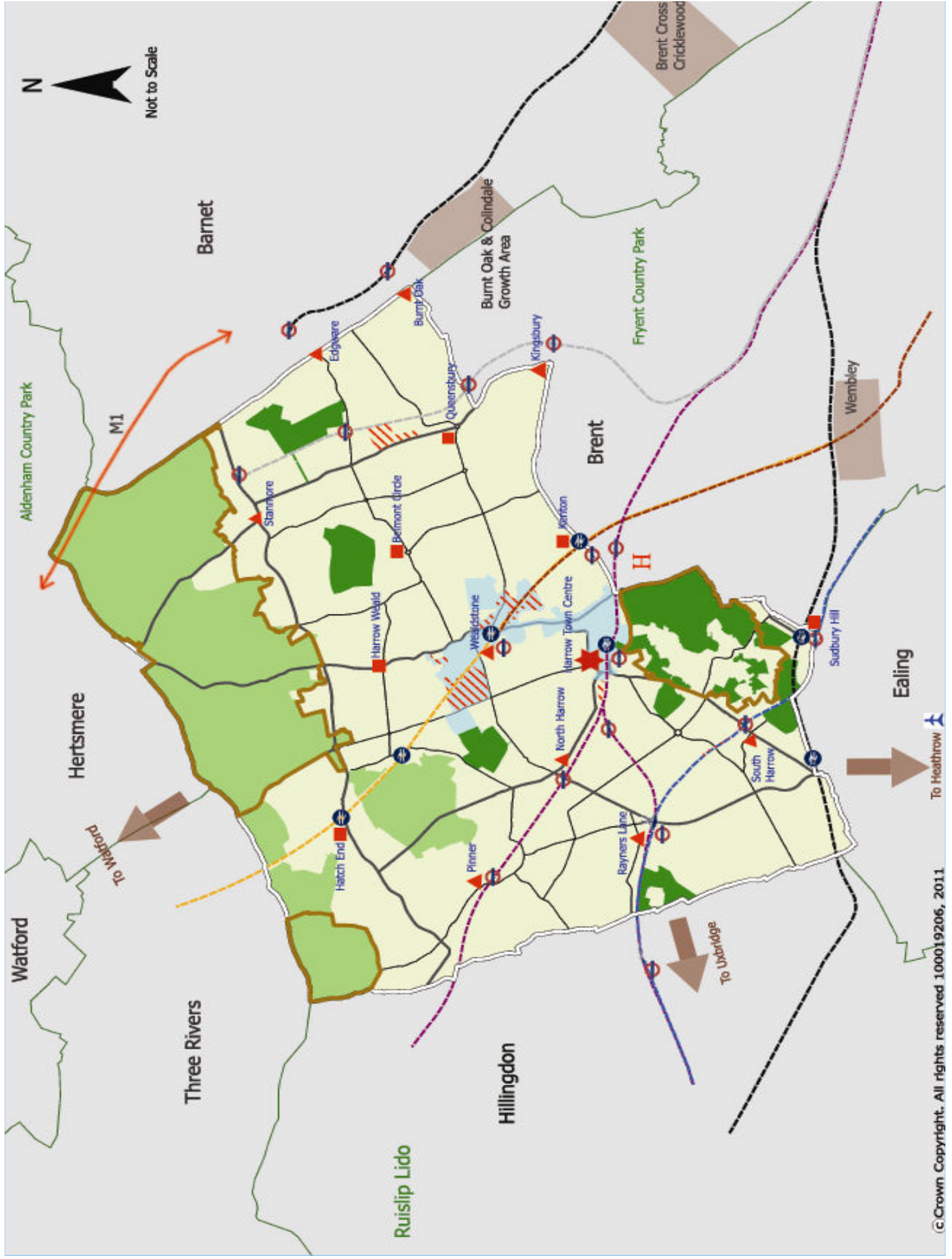


**We will enhance
Metroland, making it
more diverse, while
protecting its
essential character**

**We'll deliver the Green
Grid, bringing the green
belt right into the heart of
Harrow and making it even
easier to get to.**

But...

**To meet the need for new
homes, new jobs, new
infrastructure and to improve
upon the quality of life and
opportunity for all the
Borough needs to grow...**



£1bn investment , 6050 new homes, and new jobs across the borough...while protecting suburbs, supporting town, district and local centres, promoting the Harrow green grid and transforming the “Heart of Harrow”

The Area Action Plan aims to enhance and promote all of these qualities, melding them into a new vision for the Heart of Harrow; a contemporary, green, varied, vibrant and exciting place minutes from central London and the Capital of London's Metroland.

**Harrow town centre will be promoted as the metropolitan hub: A destination for everyone living and working in the borough or visiting from outside...
A place that is fun to be in day or night...**

...with improved tube and bus stations... and where the diversity and worldwide offer within its shops can be experienced and celebrated by all...whether visiting on foot, cycle, private car or by public transport.

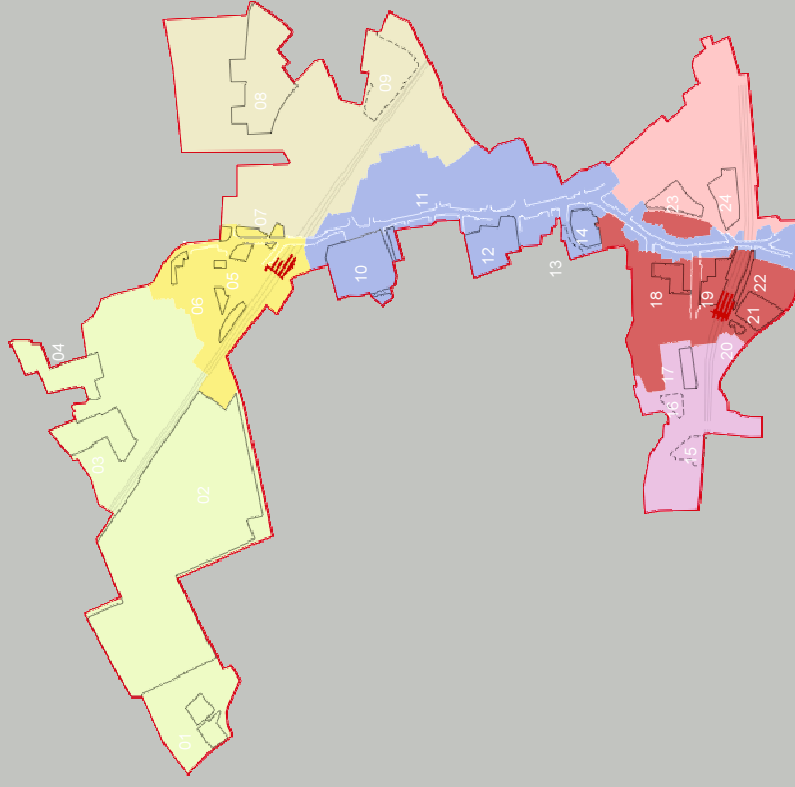
**We'll improve, consolidate
and promote Wealdstone high
street as a vibrant local
commercial and transport
hub, making the most of its
location on the green grid and
building contemporary new
homes leisure and
employment spaces**

Meanwhile, Station Road will become a walkable high street in its own right - a diverse and vibrant commercial corridor, sprinkled with special moments, spaces and facilities linking Harrow and Wealdstone centres in the heart of the borough.

Our Area Action Plan will encourage and manage:

- Investment in Harrow**
- Places for play and study**
- Entertainment opportunities**
- 3000+ New jobs**
- 3000 New homes**
- Better transport access**
- New public spaces**
- New community infrastructure**

**Promoting over 30
opportunities for
investment across the 7
character areas within the
Heart of Harrow area...**



- 01 Headstone Manor
- 02 Kodak and Zoom Leisure
- 03 Teachers' Training Centre
- 04 Colart
- 05 Wealdstone car park
- 06 Wealdstone infills
- 07 PalmserstonRoad/GeorgeGange Way
- 08 Harrow Leisure Centre
- 09 Civic Amenity and Depot site
- 10 Civic Centre site
- 11 Station Road opportunity areas
- 12 Tesco
- 13* Greenhill Way North
- 14 Greenhill Way car park
- 15* Neptune Point
- 16* Bradstowe House
- 17 College Road West
- 18 Havelock Place
- 19 51 College Road
- 20 Harrow on the Hill car park west
- 21 Lowlands Recreation Ground
- 22 Harrow on the Hill car park east
- 23 Lyon Road
- 24 Gayton Road

- Harrow Western Gateway
- Harrow Town Centre
- Harrow Town Centre East
- Station Road
- Wealdstone Central
- Wealdstone West
- Wealdstone East

Development sites under consideration in the Area Action Plan

Existing/forthcoming sites and uses contributing to Core Strategy targets and spatial narrative of the Intensification Area

Intensification Area boundary

Wealdstone West

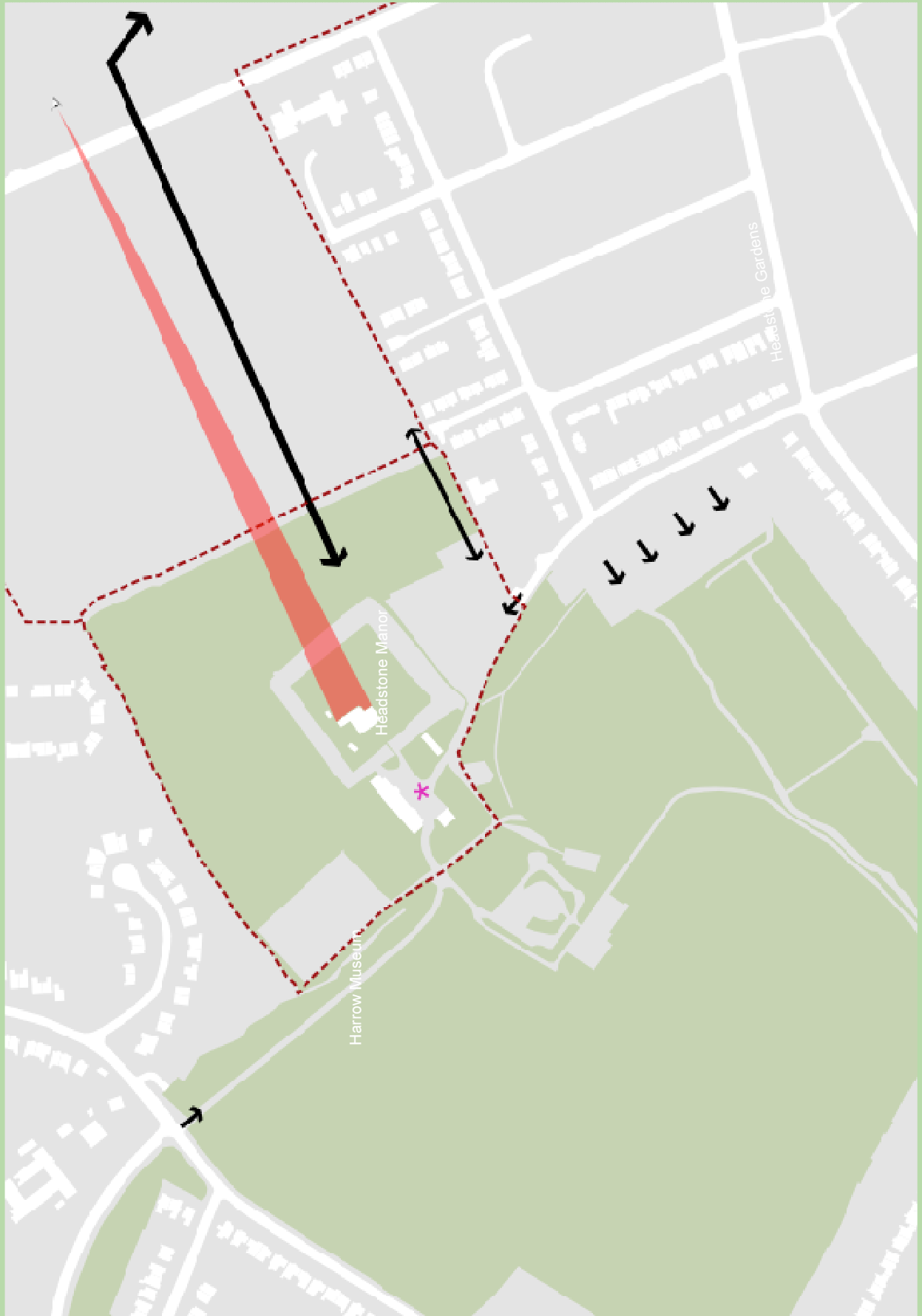
Headstone Manor

Kodak and Zoom leisure

Teachers Centre

Colart

**Delivering contemporary
“Metroland” living, a
refreshed employment offer
on Kodak and Colart and new
community spaces and
schools connected by a more
walkable public realm and a
redefined and enhanced green
space network.**



- Key**
- Site boundary
 - Highway
 - Heritage street frontage
 - Footpath
 - Employment
 - Housing and employment mix
 - Employment
 - Mixed use special use open buildings with active frontages on the greater route
 - Adapted contained scheme
 - New public space
 - Shared open space
 - Key routes through site
 - View through site to Headstone Manor



Key

Site boundary

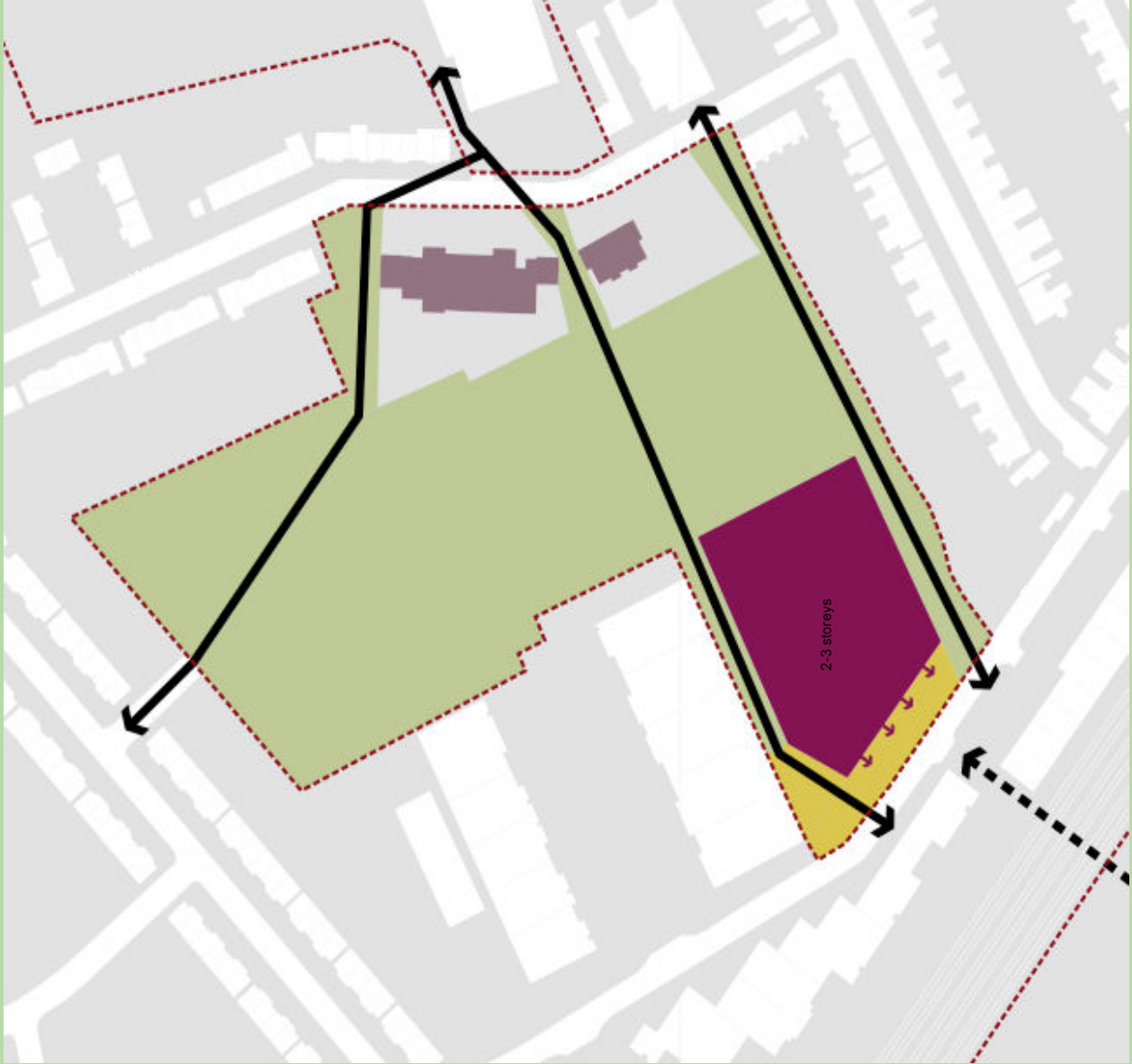
Retention

Part of existing school and children centre retained

New public space

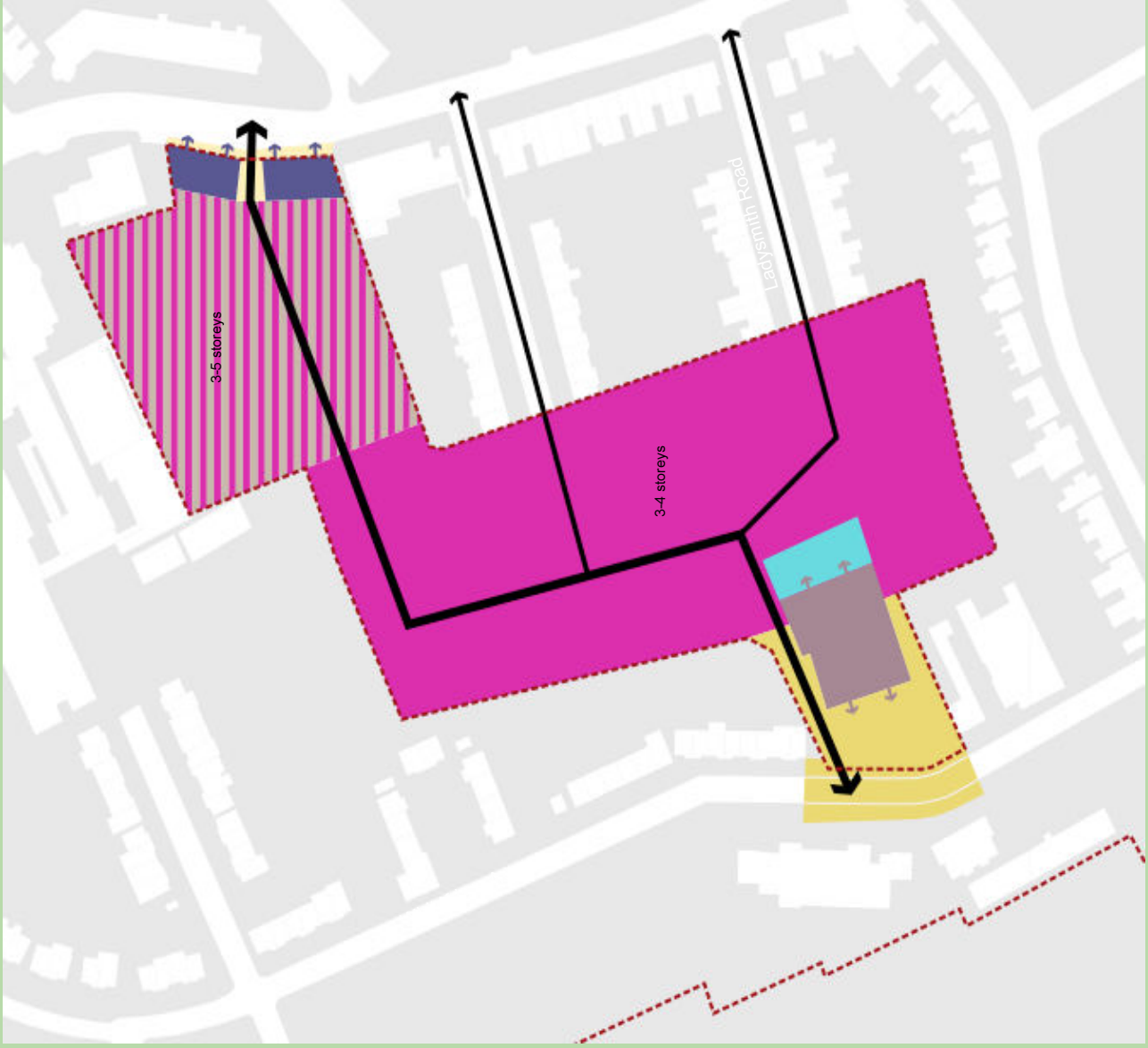
Public open space

Key routes through site



Key

- Site boundary
- Existing Colliery office building
- Residential
- Employment and residential mix
- Mixed Use with active frontage
- Key public space across Whelans Avenue
- Approved public realm at High Road
- Play space
- Key sites and features are cycle routes across the site

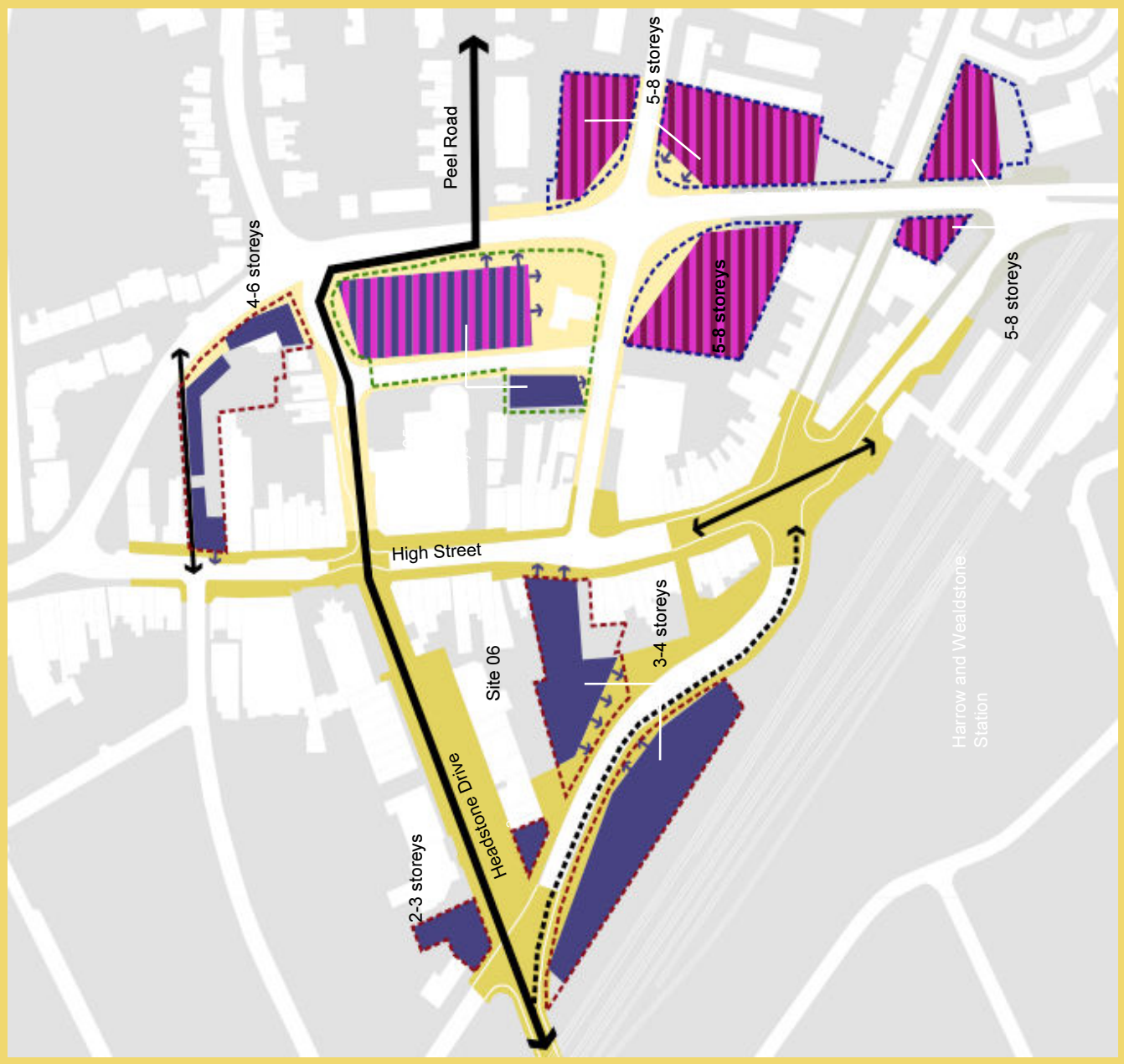


Wealdstone central
Wealdstone car park
Wealdstone infill
Palmerston Road/George
Gange Way

**A stronger, distinctive town
centre offer, with improved
public spaces, pedestrian
and cycle links supporting
vibrant, new “urban” mixed
use developments that build
upon the town centres
accessibility and its location
at a crossroads in the Heart
of Harrow**

Key

- Site 05 boundary
- Site 06 boundary
- Site 07 boundary
- Residential with residential above
- Mixed uses with ground floors
- Residential with commercial/education/ground floor uses
- New High Street public realm
- East team centre enablement
- Key roads through site



**Wealdstone East
Civic Amenity and Depot
site
Harrow Leisure Centre**

**Wealdstone and the
Boroughs “playground” -
high quality and better
connected leisure and
sporting facilities –
engaging with the Park and
Belmont trail -
complementing new homes,
improved pedestrian and
cycle links and a
modernised Council
depot/Civic amenity site.**





- Key**
- Site boundary
 - Housing
 - Housing with parking selling
 - Potential leisure centre, Byron Hall and Gymnasium School with a new wrap-up on Christchurch Ave and Byron Park
 - Creation of existing lease car-ping
 - New public space
 - Street open space
 - Buildment no
 - East-west green route to through West distance
 - Key routes through site
 - View through site to St Mary's Church

Station Road

Civic Centre site

Station Road opportunities

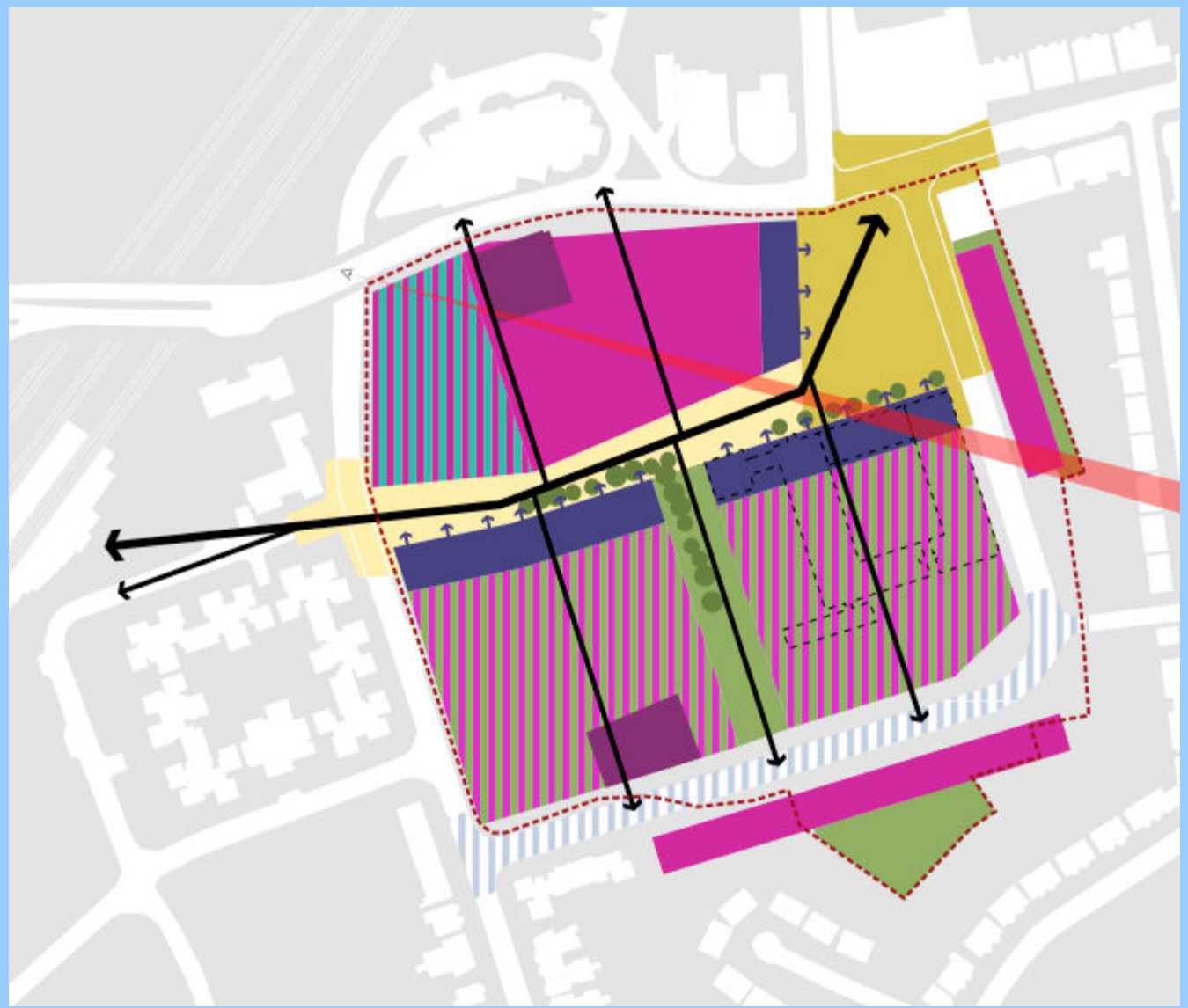
Tesco

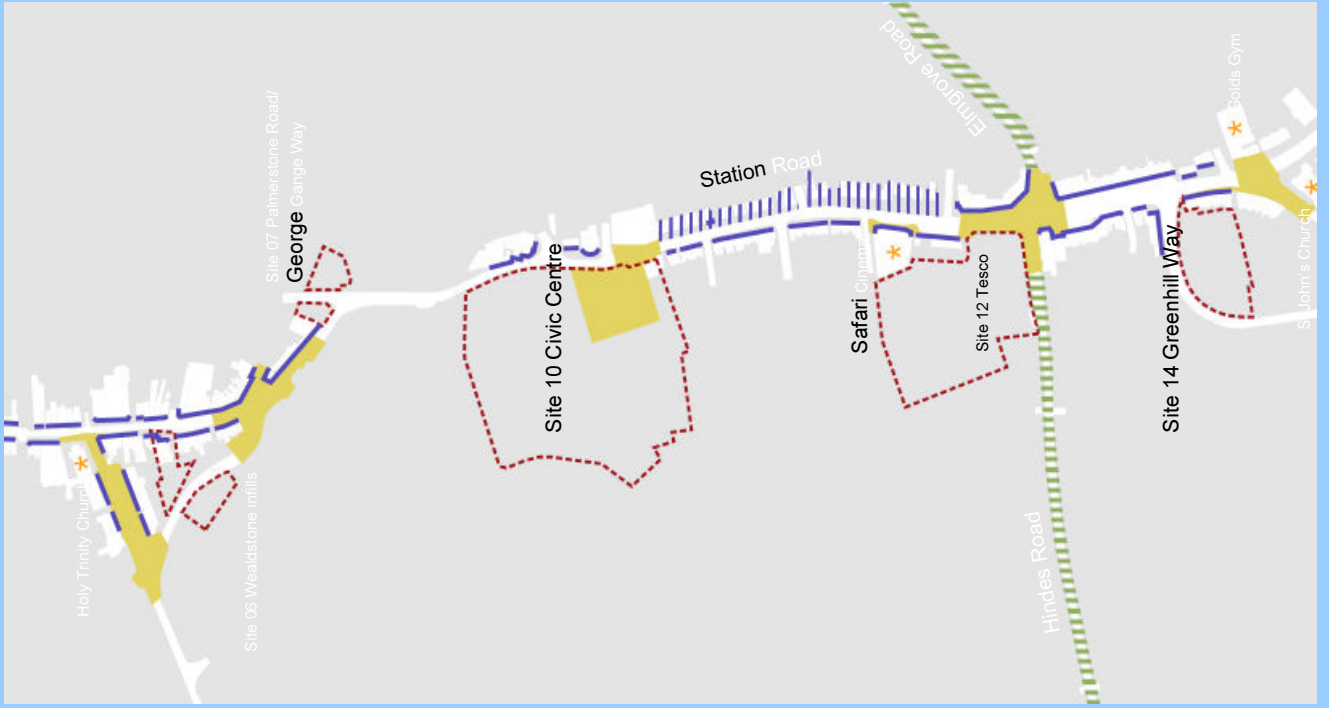
Greenhill Way car park

A walkable high street in its own right - a diverse and vibrant commercial corridor, sprinkled with special moments, spaces and facilities linking Harrow and Wealdstone centres in the heart of the borough.

Key

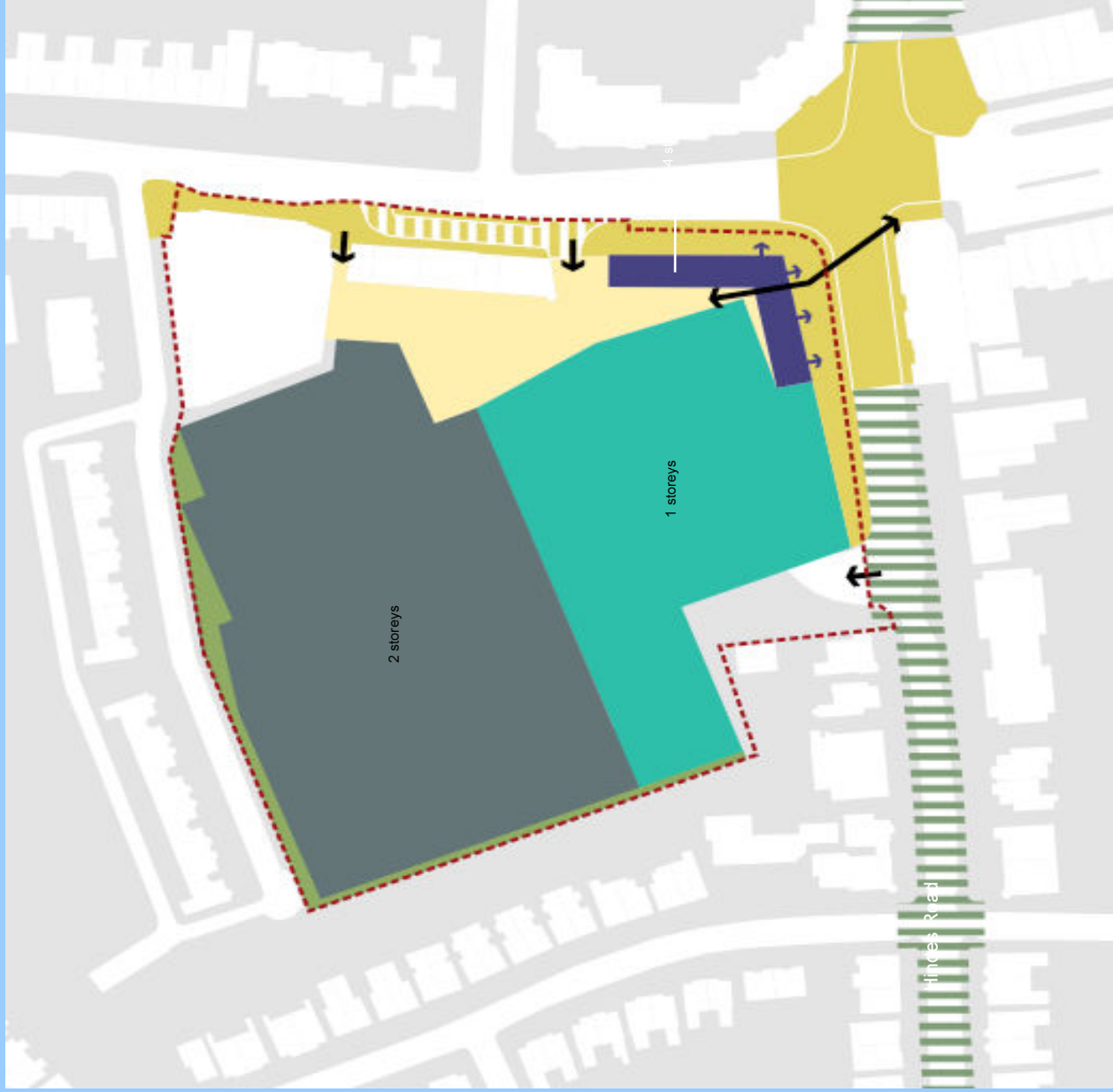
- Site boundary
- House 10
- Family housing with gardens
- Work use with active frontages
- Car park (with 270 car spaces above)
- New public space
- Restoration boulevard (Lanrow and Westcliffe station)
- Shared open space
- Market and realign
- Planting (with 6 trees retained)
- Planting (with 10 trees at Level 1)
- Land in other ownership to be acquired
- Key pedestrian and cycle routes through site
- Key links across site to St Mary's Church





Key

- Site boundary
- Supermarket
- New car park
- Mixed use and active fringes
- New public space and public realm improvements
- Harca Green Cycle route
- Improved public realm
- Strengthening of interface with adjacent residential uses
- Existing equipment of the site to be retained
- Key routes through site



Key

Site boundary

Adjacent conserved schemes

Mixed use with active frontages

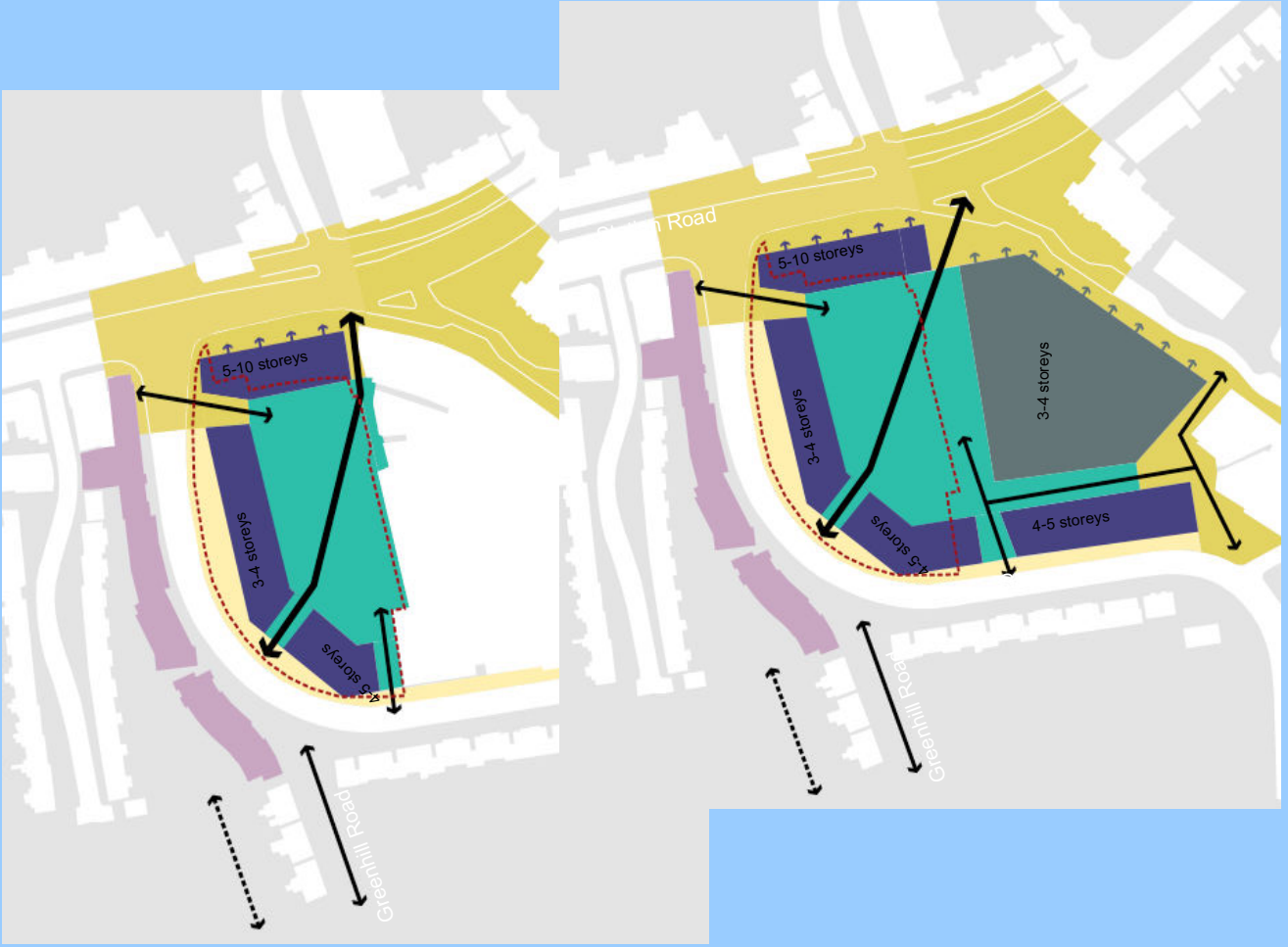
Parking & possible market use

Retail

New public space

Improve public realm

Key routes through site



Harrow Western Gateway





Neptune Point

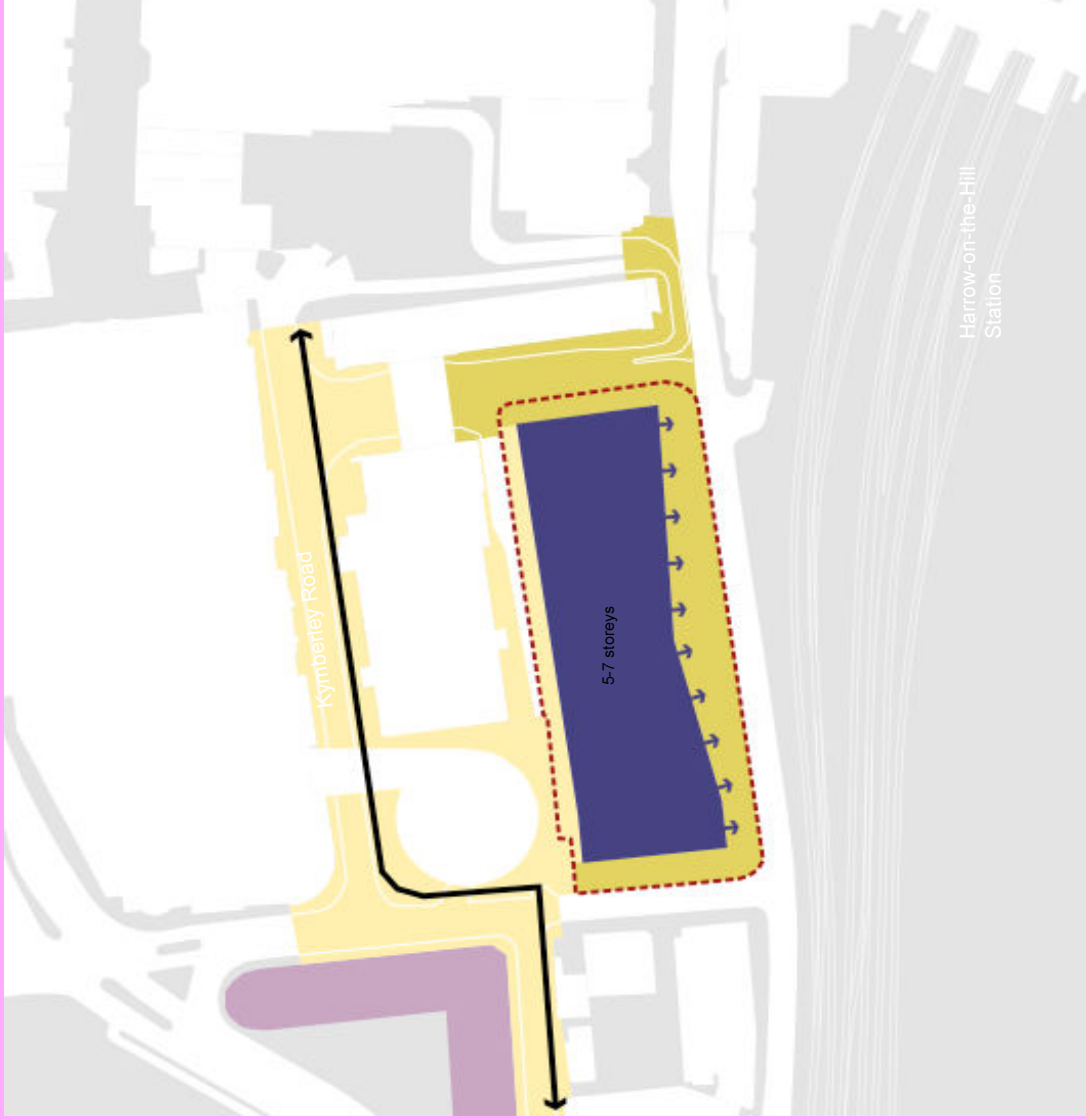
Bradstowe House

College Road West

Supporting existing commercial and residential projects by creating opportunities for commercial re-development, new more vibrant street level uses and a safer, more walkable network of streets and spaces.

Key

-  Site boundary
-  Mixed-use office with active terraces
-  Increased public realm
-  Key public route upgraded



Harrow Town Centre

Havelock Place

51 College Road

Harrow on the Hill car park west

Lowlands Recreation Ground

**A contemporary, outer London
Metropolitan centre... city
living in the heart of Metroland
- 15 minutes from Central
London combining accessible,
multi functional public spaces,
contemporary new homes,
offices and commercial
opportunities – a destination
for residents, business and**

Key

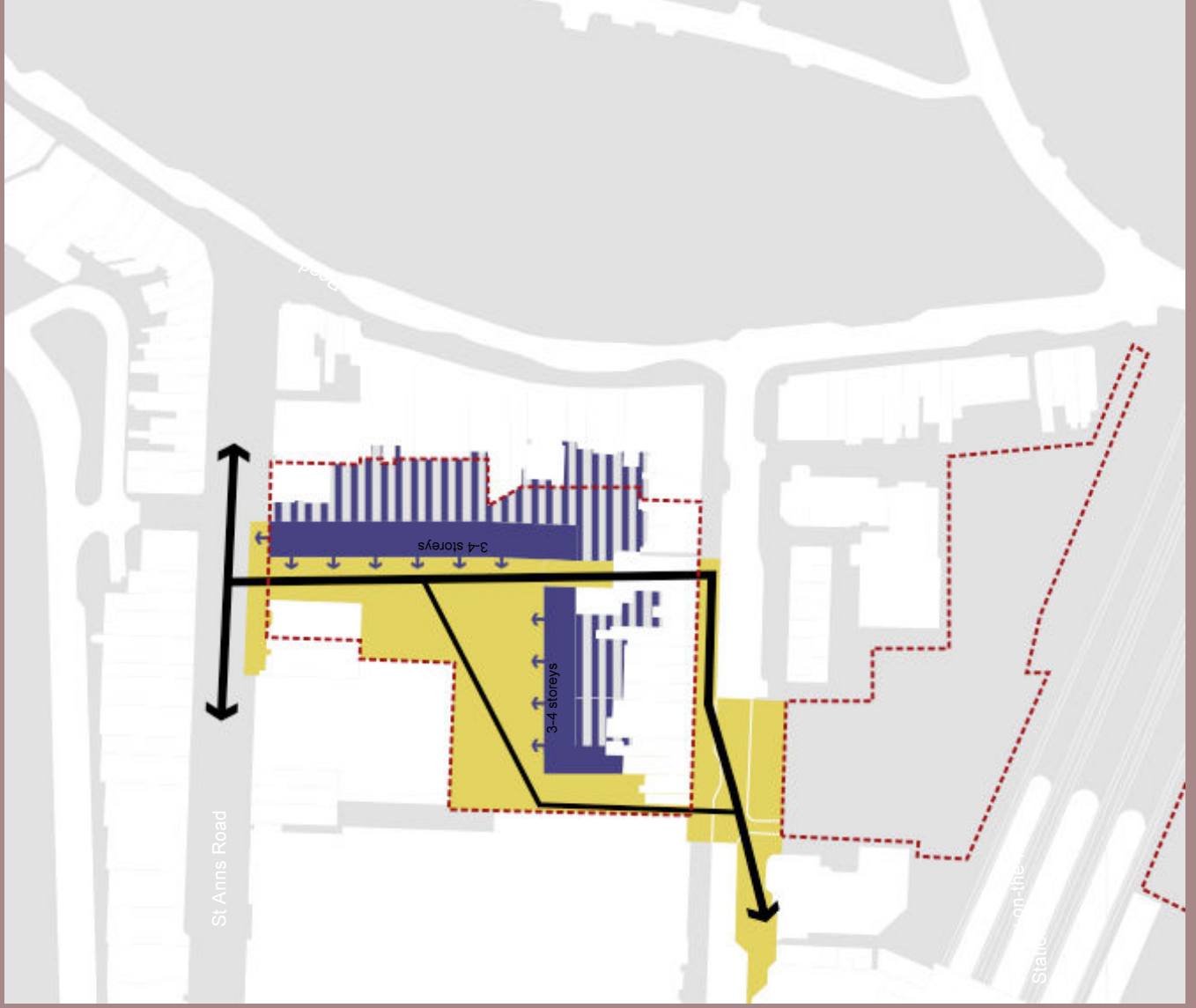
Site boundary

Mixed use with active mortgages

Marina and parking spaces and access

New public space

Key pedestrian and cycle route through the



Key

Site boundary

Mixed use with active courtyards

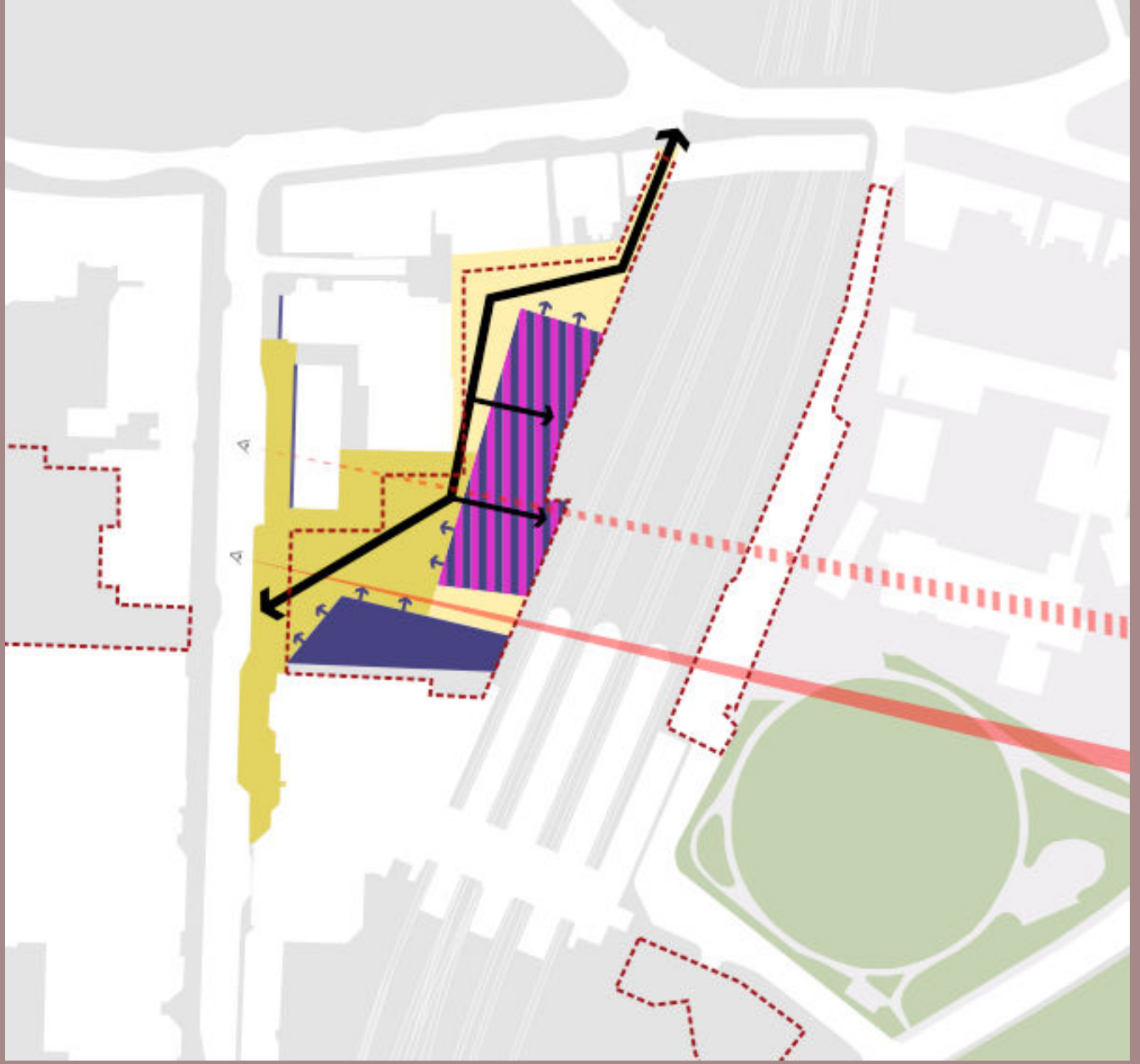
Medium density residential with ground floor uses

New public space

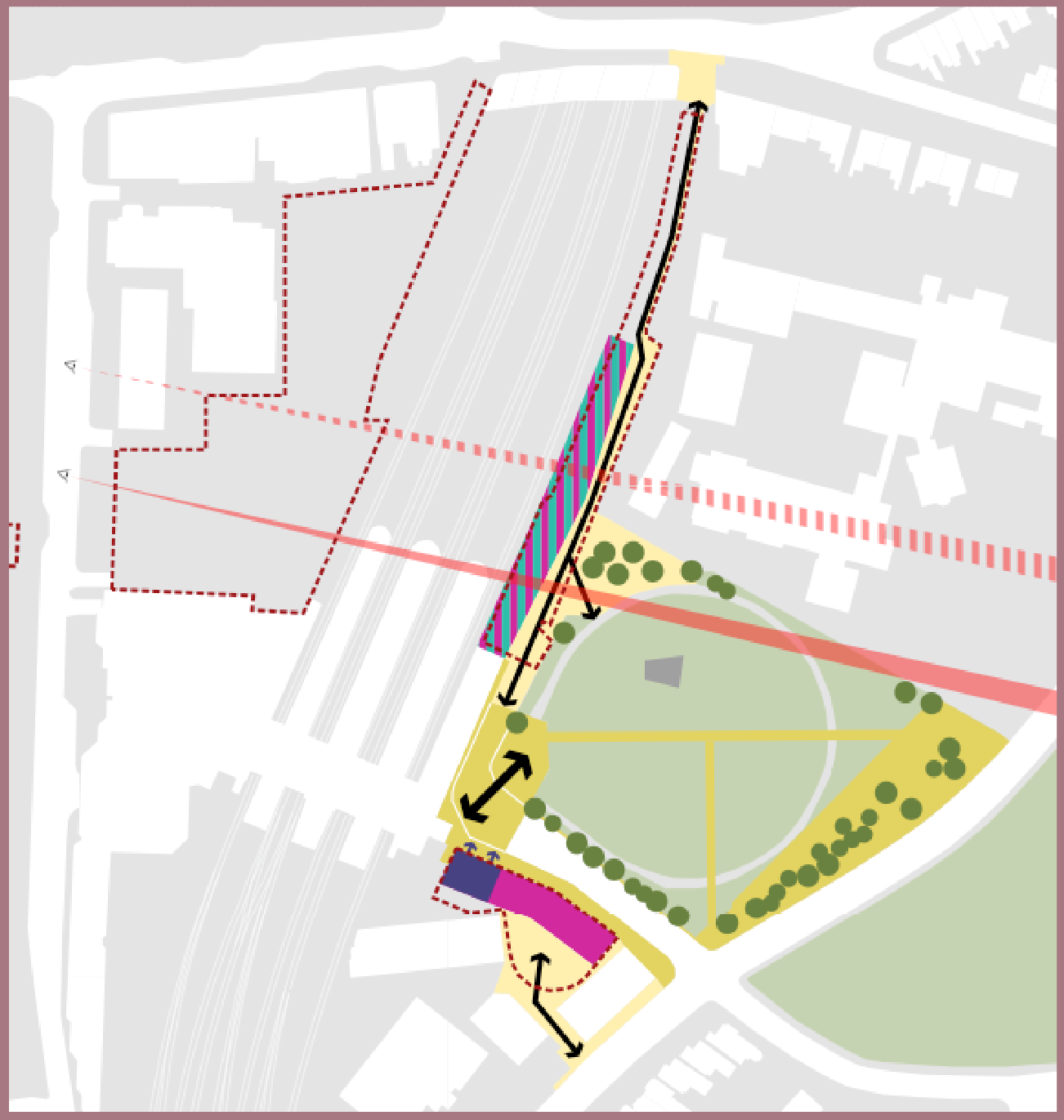
Improved public realm

Key routes through site

View through site to St Mary's Church



- Key
- Site boundary
- Building
- Mixed use with other buildings
- Car park with additional community uses/amenity
- New public space
- Improve public realm
- Existing trees to be retained and/or new planted
- Key routes through site
- Water through site to St Mary's church



Harrow Town Centre East

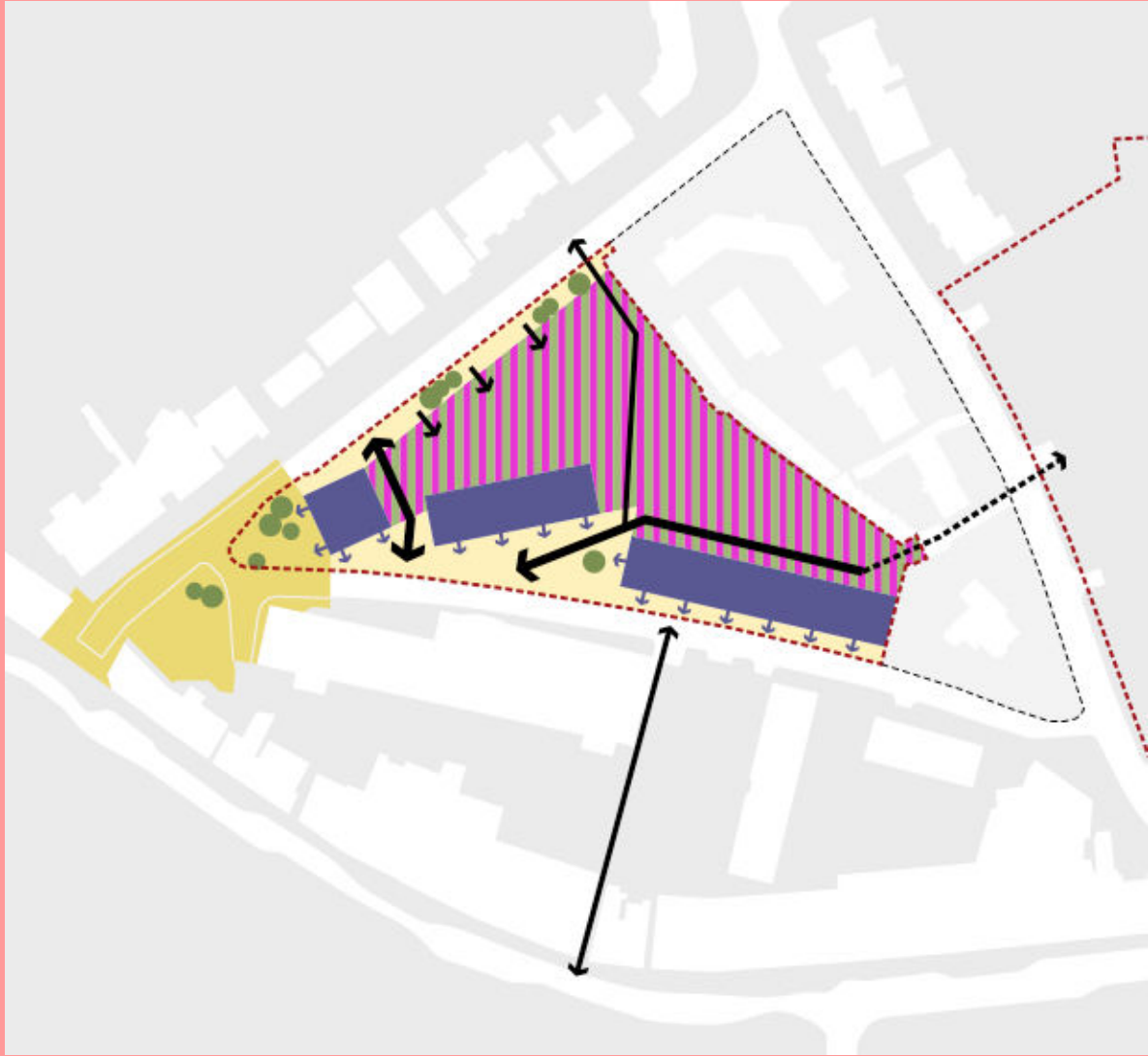
Lyon Road

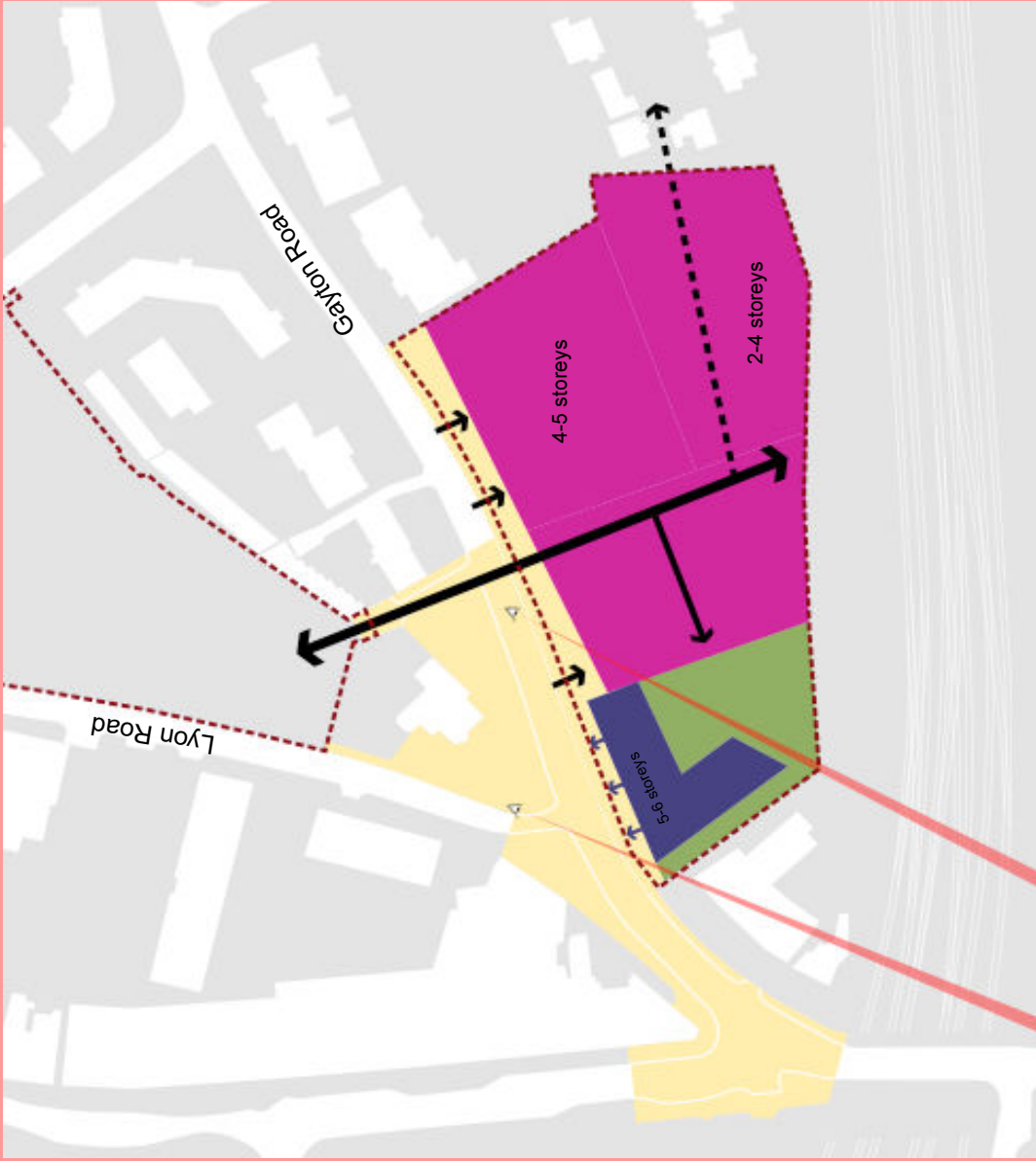
Gayton Road

**Providing contemporary
new homes, offices and
services and new public
“squares” a stones-throw
from the heart of the
metropolitan centre.**

Key

- Site boundary
- Mass use with arrival facilities
- Planting within public setting
- New & vic public space to Station Road
- Improve existing
- Key routes across the site
- Mature trees retained





Key

Site boundary

Mixed use with active frontages

Car park with housing above

High rise

Improved footway and new public spaces

New green spaces

Key route through site

View through site to St Mary's church

Key

Intransformation Area boundary

Key sites a ready under development/construction

Key adjacent open/green spaces

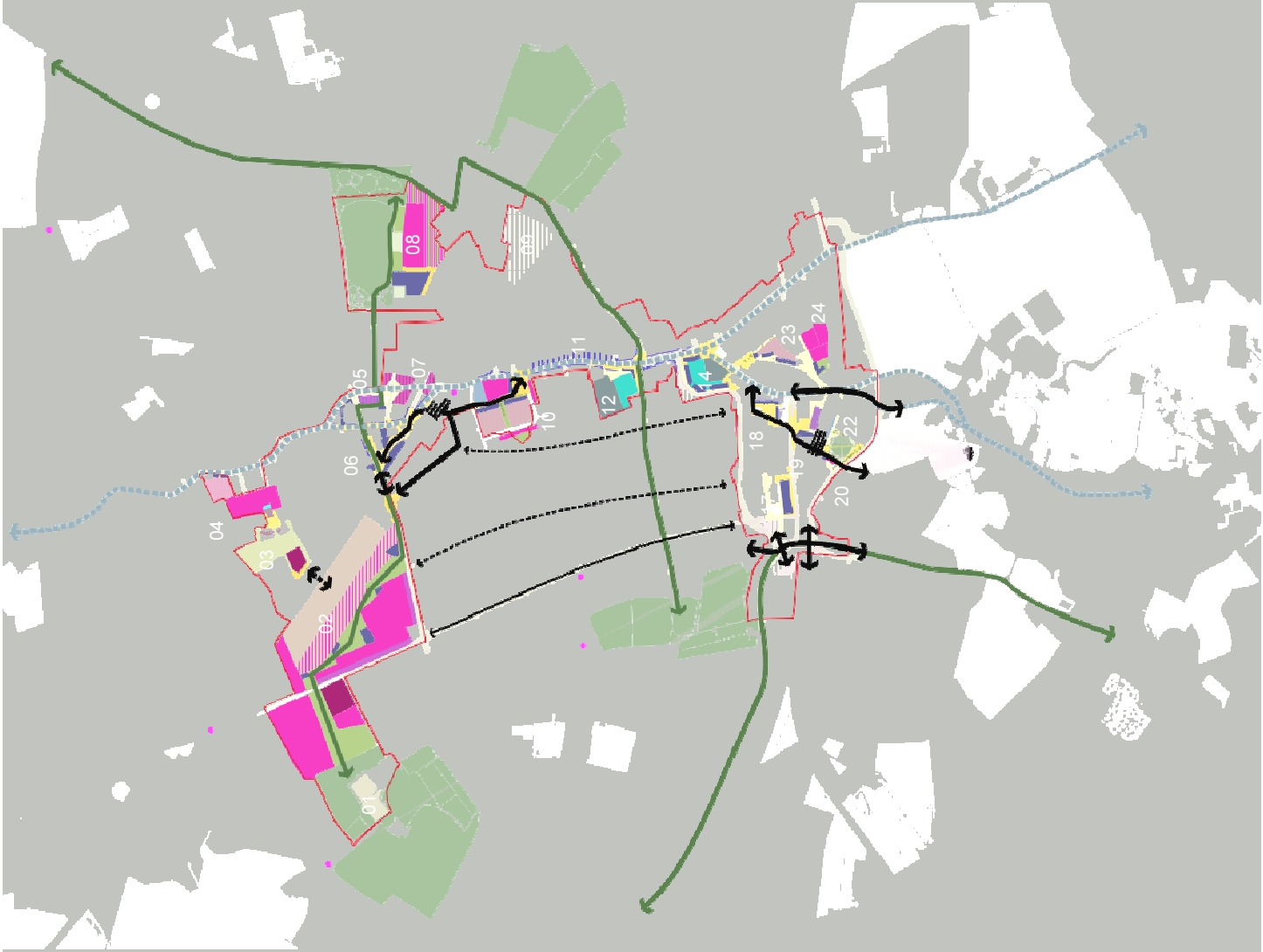
Important nearby open/green spaces

Increased high speed services

Key green routes through Intransformation Area

Retention and cycle improvements

Key identified views to St Mary's Church and Harwood Hall



Sub Area	Homes	Jobs
Wealdstone West	1150min/1300 max	1400 min/2000 max
Wealdstone Central	140 min/160 max	250 min/300 max
Wealdstone East	160 min/180 max	120 min/150 max
Station Road	420 min/500 max	400 min/500 max
Harrow Western Gateway	275 min/325 max	350 min/450 max
Harrow Town Centre	400 min/440 max	210 min/300 max
Harrow Town Centre East	500 min/700 max	250 min/300 max
Totals	3045 min/3605 max	2980 min/4000 max

New town centre library, **new** primary school, **new** secondary school, **new** healthcare facilities, **improved** public transport interchanges, **new** cycle routes, **improved** green spaces, **new** parks, **new** outside performance space, **improved** leisure facilities, **new** community halls, **enhanced** sports pitches, **new** public squares, **new** play equipment, **new** shops, **new** cafes, **new** public art, **enhanced** waste treatment facilities, **new** care homes, **new** student accommodation, **new** enterprise hub, **wireless** telecommunication facilities, **area wide** travel plan...

The AAP aspirations will be delivered through:

- Private sector development/Investor confidence
- Transport for London/GLA
- Public Sector property
- Registered Providers
- Public Sector partnerships/JV
- Development management processes/Land Assembly
- Place management (public realm)
- Housing strategy
- Harrow Green Grid
- Outer London Fund
- Public sector capital programme
- Community Infrastructure Levy/S106
- Economic development/place promotion
- Cultural Strategy
- Local Investment Plan (LIP)
- New Homes Bonus/BRR

Next Steps:

Refinement of preferred options through informal feedback

- Consultation with LDF Panel
- Cabinet 15th December
- Consultation in New Year to include:
 - SCL compliant notifications
 - Lets talk, web forum, dedicated press local, young peoples forum, Community groups plenary sessions



Harrow View, The Kodak Site



Thinking Place work – an independent view

Perceptions about Harrow from local community and business organisations, incl.

Harrow School

Northwest Chamber

Lloyds TSB Branch Manager

Bovis Lend Lease

Harrow College

Preston Bennett

West London Business Network

Paul Adams Flaherty

Gateway Asia

Developers

University of Westminster

Harrow in Business

Strong consensus.....

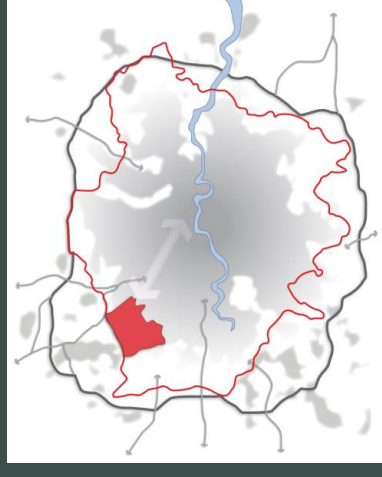
T Good points

- Growing diverse, well educated and prosperous community
- SME and entrepreneur led economy
- Location, urban meets green
- PT connectivity
- Aspirational, people want to live here
- Appetite for change by LBH – as evidenced by AAP strategic objectives
- Timing – Harrow can position itself for the next cycle of growth



T Its not all good news though

- Compared to other boroughs, underwhelming, passed over
- Town centre needs work
- Underperforming office sector, lack of 'move on' space
- No strategy for attraction of 'big employer'
- Place is several places – unclear identity and
- Perceived as a residential dormitory - unsure of relationship with London
- Lack of confidence – hides light under a bushel



L

† The Kodak site can be a catalyst for positive change in Harrow †

- **Scale and viability**, large enough to create jobs, opportunities and growth as part of a mixed use development
- **Deliverable**, land in single ownership and Phase 1 ready to go
- **Location and Accessibility**, excellent public transport links, no major infrastructure barriers to delivery



7-9 December
2011

Public
Exhibitions
Nov 2010

Design
Workshops
Mar 2011

Feedback
Exhibitions
Jun 2011

Pre-
Submission
Exhibition



Public Consultation – from November 2010 to date

33 hours
of
exhibitions

25,780
invites issued

1,560 public
consultation
participants

8 themed
workshops

Involved
70 'seldom
heard'
groups

40 pupils took
part in a youth
workshop

0800 019 5878
Harrowview.info



Key Feedback from the Latest Consultation

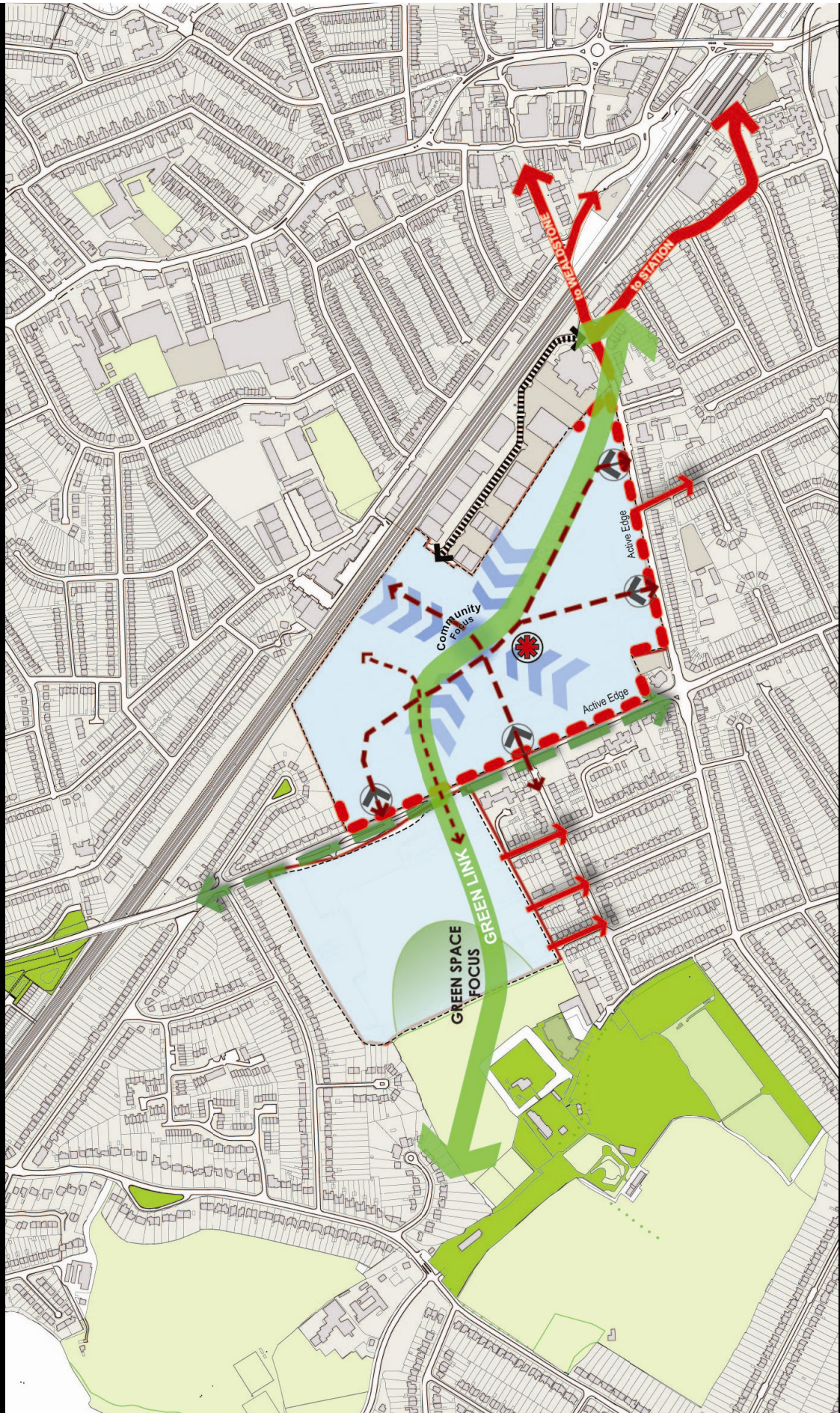
The local community support the principle of a **mixed use development** and are particularly keen to nurture smaller businesses to create **local employment**

Respondents felt that the **Kodak chimney** should be retained as a **landmark** for the site. Many ideas to continue the **Kodak legacy** were suggested

Green communal space was highlighted by the community as being important. **64%** felt that the principle of a **green link** running through the site was an appropriate response. Just **8%** disagreed



In the most recent consultation, **69%** of respondents believed that the Harrow View proposals are moving in the right direction. Only **18%** expressed negative opinions.





HEADSTONE MANOR RECREATION GROUND

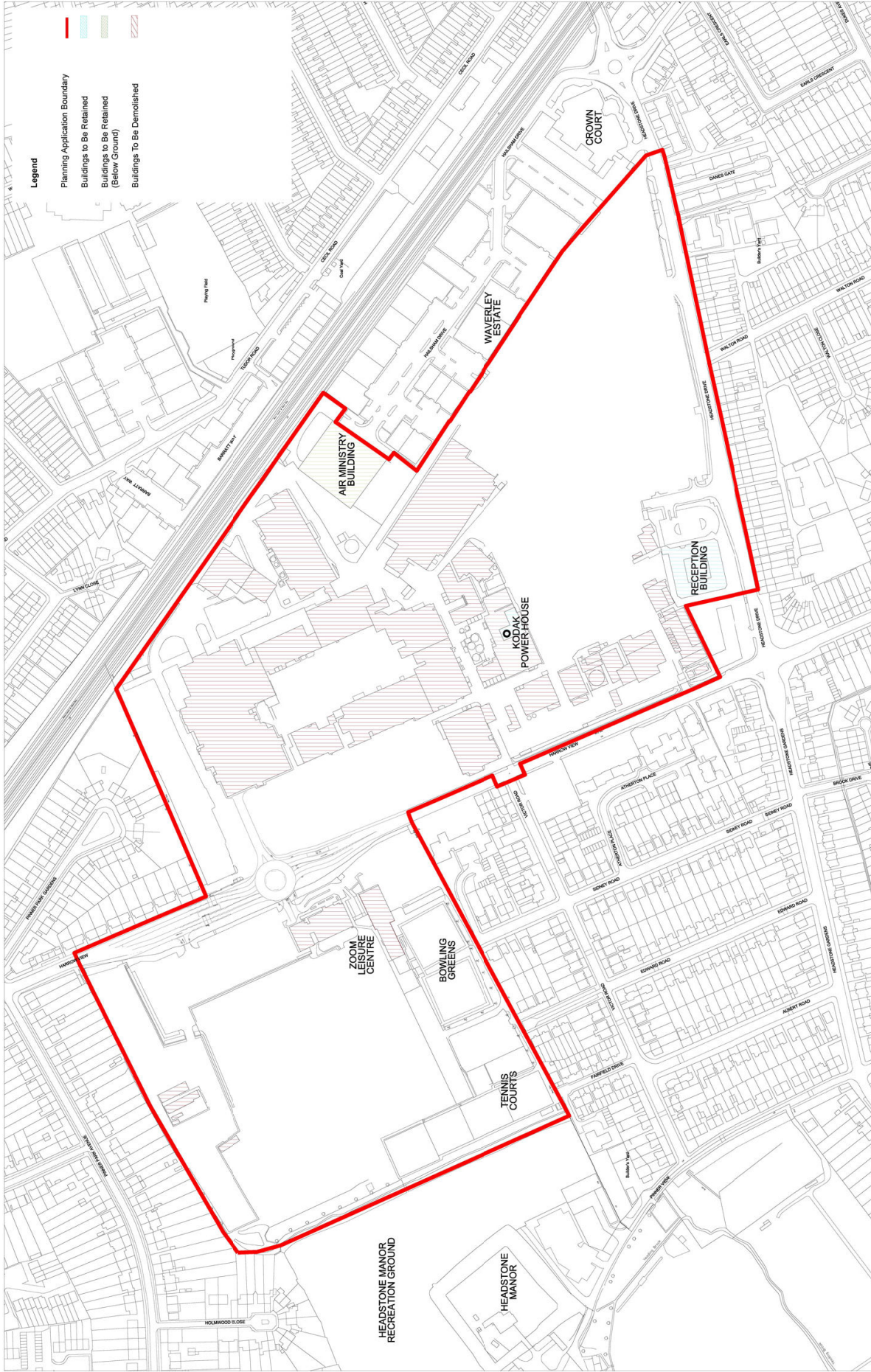
HEADSTONE MANOR

WAVERLEY ESTATE

CROWN COURT

- KEY**
- Houses
 - Senior Living
 - Health Care
 - Apartments
 - Employment Uses
 - Community & Leisure Centre
 - Food Store
 - School
 - Care Home
 - Student Housing
 - Retail with Housing Above





- Legend**
- Planning Application Boundary
 - ▨ Buildings to Be Retained
 - ▨ Buildings to Be Retained (Below Ground)
 - ▨ Buildings To Be Demolished

APPLICATION PLAN

Scale: 1:500

North Arrow

BDP.

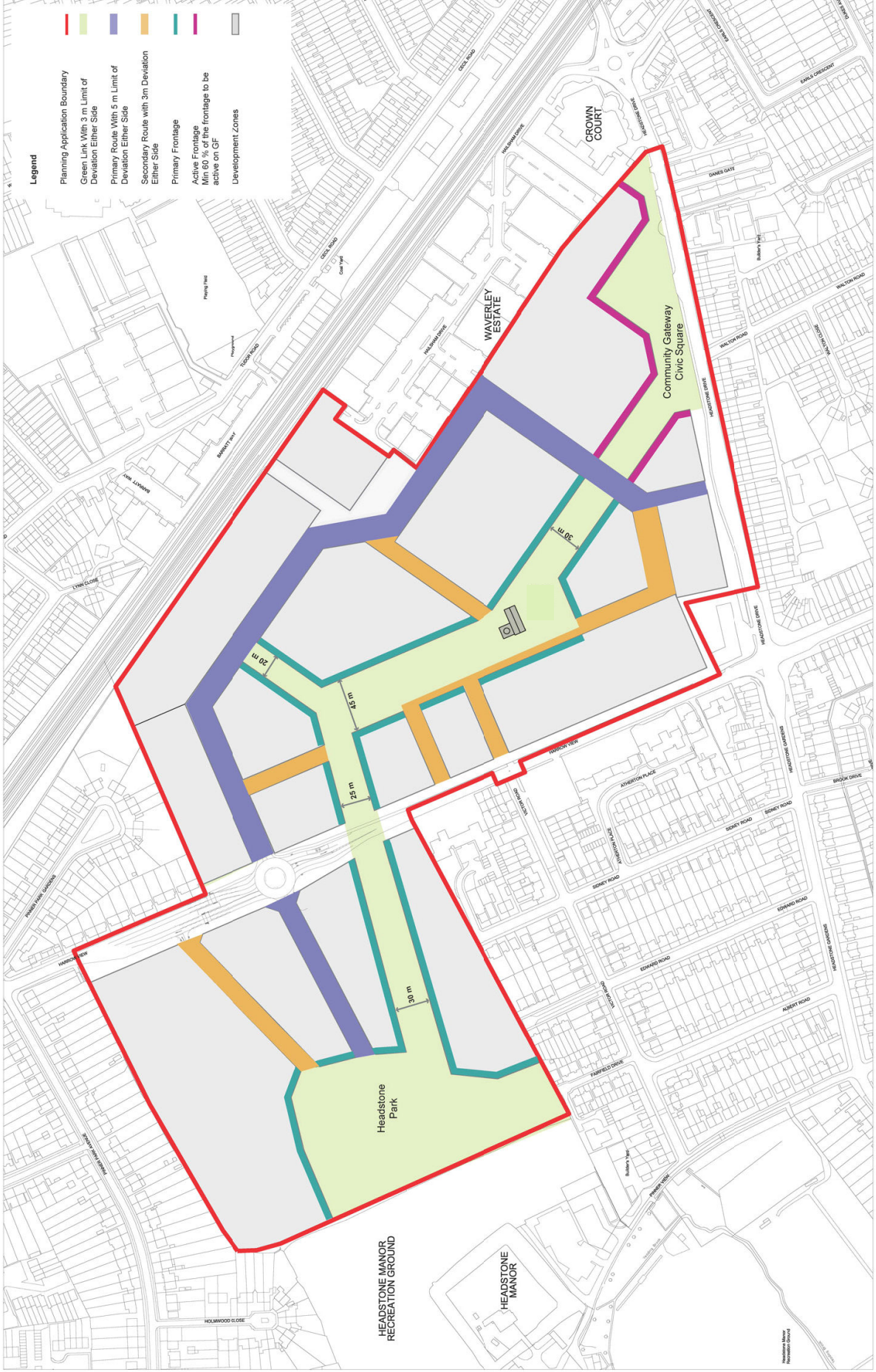
Headstone Manor
Waverley Estate
Air Ministry Building
Reception Building

1/17 (01) A/POA

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Legend

- Planning Application Boundary
- Green Link With 3 m Limit of Deviation Either Side
- Primary Route With 5 m Limit of Deviation Either Side
- Secondary Route with 3m Deviation Either Side
- Primary Frontage
- Active Frontage
Min 60% of the frontage to be active on GF
- Development Zones

PARAMETER PLAN

Scale: 1:1000

North Arrow

BDP.

Headstone Manor
Recreation Ground

Project No: BDP/2023/001

Project Name: Headstone Manor

Date: 15/11/2023

BY: (00) AP/101

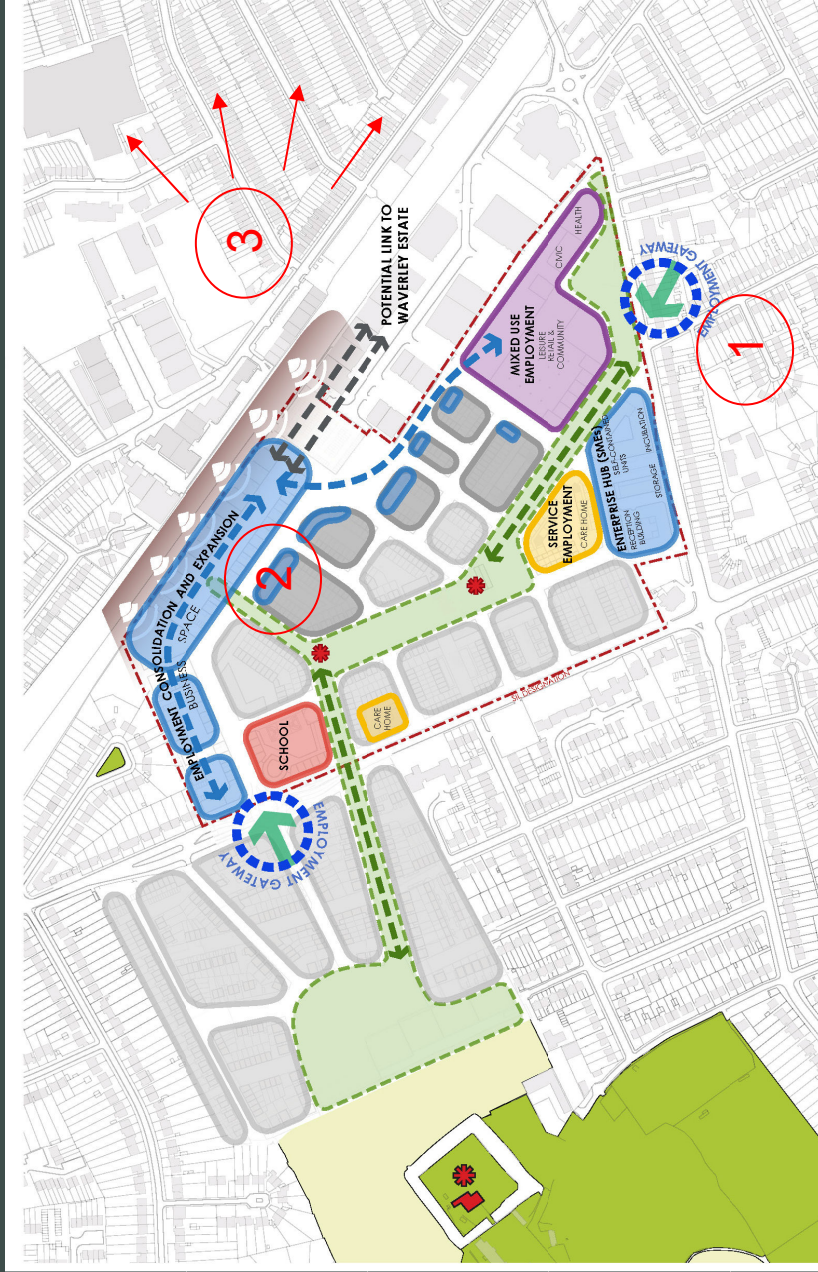
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Development floorspace applied for (up to):

- Employment space (B1/B8) = 35,975 sq m
- Residential (C3) = 985 units
- Supermarket 4000 sq.m
- Other retail / food and drink (A1-A5) = 2,000 sq m
- Uses within D1/D2 = 8,830 sq m
- Nursing/elderly care (C2) = 9,300 sq m
- Student Housing (Sui Generis) = 220 units
- Energy Centre = 4,500 sq m
- Publicly accessible open space = 6 Ha

A new and sustainable focus for SMEs – in 3 stages

1. Mixed use start up and enterprise hub - **new focus, new place**
2. Flexible response - **consolidation and expansion**
3. Catalytic effect – **ripple effect beyond the site**



BDP.

T How is this achieved? T

Financial cross subsidy from residential development to enable business space to be created

Maximising the attraction of Harrow View to new SMEs through embedment of business uses within the mixed use scheme

Development and implementation of an inward investment and marketing campaign involving LBH and business representatives raising Harrows profile as a place to locate

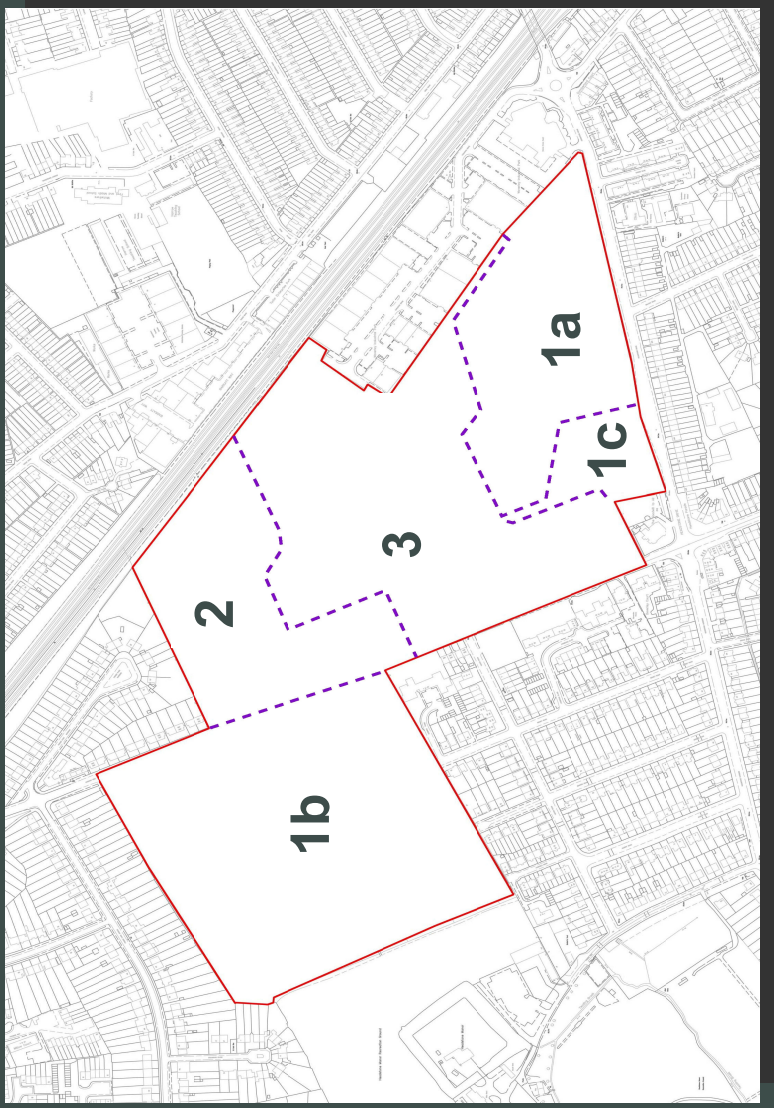
Outcomes – 1,500 net additional jobs on site, and potentially many more beyond the site

L

T What are the other benefits? T

- Provision of a site and financial contribution towards, a new 3 FE Primary School
- Community centre = 1,562 sq m,
- Health centre = 2,816 sq m
- Affordable Housing
- Elderly – Care Home and Senior Living
- Commercial Leisure = 1,155 sq m
- Retained and refurbished Kodak powerhouse for community use
- New play space and public realm = in excess of 6 Ha
- Investment on sports facilities Bannister SC and Headstone MRC
- Investment in public realm enhancements - link to Wealdstone T

Site Development – sequence and timing



Phase	Start
1	March 2013
2	Demolition by Kodak, on commencement of Phase 1
3	Earliest (subject to Kodak operational needs), on completion of Phase 2 demolition

T Land Securities are seeking to achieve T

- A new 21st century suburbia, (a redefined Metroland)
 - with its own economic vitality, responding to a 21st century business landscape in a changing world economy
 - an enhanced quality of life within abundant ‘mobilised’ and connected green spaces
- To act as a catalyst within the AAP to build upon Harrow unique strengths and re-invigorate Harrow’s profile, identity and relationship with Central London

Outstanding issues with Harrow

- Out of centre supermarket/foodstore
- Consolidation of SLL within AAP and delivery of employment space
- Connection of employment floorspace to Wealdstone
- Transport assessment (with TfL)
- Affordable housing delivery and numbers
- Phasing
- School delivery
- User for community facilities
- Building heights on periphery
- Connection/access to Wealdstone
- Infrastructure delivery programme

Next steps

Application expected to be submitted 9th December

Extended consultation to end of January

Special Planning Committee March 2012