

MAJOR DEVELOPMENTS PANEL MINUTES

12 NOVEMBER 2014

Chairman: * Councillor Keith Ferry

Councillors: * Sue Anderson * David Perry
* Stephen Greek * Kiran Ramchandani
* Barry Macleod-Cullinane * Norman Stevenson (1)

* Denotes Member present
(1) Denotes category of Reserve Member

13. Attendance by Reserve Members

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

Ordinary Member

Councillor Susan Hall

Reserve Member

Councillor Norman Stevenson

14. Declarations of Interest

RESOLVED: To note that the following interests were declared:

Agenda Item 7. Former Post Office Site, College Road, Harrow; 8. Housing Zone Bid; 9. Heart of Harrow Regeneration Programme

Councillor Sue Anderson and Keith Ferry declared a non-pecuniary interest in that they were Ward Councillors for Greenhill Ward. They would remain in the room whilst the matters were considered and voted upon.

Agenda Item 8. Housing Zone Bid

Councillor Stephen Greek declared a non-pecuniary interest in that he was an employee of the London Assembly but had had no involvement in the Housing

Zone Bid. He would remain in the room whilst the matter was considered and voted upon.

Councillor Barry Macleod-Cullinane declared a non-pecuniary interest in that, as Deputy Leader of the Council the previous year, he had lobbied the Office of the Mayor of London. He would remain in the room whilst the matter was considered and voted upon.

15. Minutes

RESOLVED: That the minutes of the meeting held on 9 July 2014, be taken as read and signed as a correct record.

16. Public Questions, Petitions and Deputations

RESOLVED: To note that no public questions, petitions or deputations were received at this meeting.

RESOLVED ITEMS

17. Former Post Office Site, College Road, Harrow

The Panel received a presentation from the Hyde Housing Group, Skidmore, Owings and Merrill Inc architects and Jones Lang LaSalle planning consultants on the redevelopment of 51 College Road, Harrow, the former Post Office Site. A copy of the presentation is attached as an appendix.

In response to questions raised by Members, it was stated that:

- discussions had taken place with Transport for London (TfL) regarding the possibility of a direct link from the site to Harrow on the Hill station. However these discussions revealed some practical difficulties of providing such a link, there being potential conflicts with TfL's objectives for Harrow on the Hill station and the site configuration/land ownership of neighbouring First National House;
- pedestrian and vehicular access to the development site would be via the original entrance for the former Post Office from Station Road;
- the Baptist Church had been engaged in discussions with the developer as to whether to retain the Church's existing building (but with new doors onto the proposed public space) or whether the Church would wish to see the construction of new premises which could deliver a replacement place of worship together with shared civic/community functions;
- discussions were taking place with adjacent shops and offices regarding potential inclusion in a wider redevelopment site;
- there had been an overwhelmingly positive response to the public exhibition, with interim results showing 90% strongly in favour. Some

ideas for the public square had been raised during the consultation process. Consultation was continuing and a further exhibition would be held in mid December accompanied by a model of the scheme;

- Hyde Housing would retain its ownership interest in the site post-development and so had an interest to ensure that the scheme continued to look good in 20-30 years time. The ongoing management of the site, which would be discussed as part of the design process, would be the responsibility of the developer. Management plans were under consideration for the public square which could be adopted as public highway by Harrow Council or an arms length company, with a maintenance schedule financed by service charges. Service charges would also be levied for items such as bins and window cleaning. Hyde Housing would provide 24 hour monitored CCTV;
- a vertical transport consultant would validate the proposals to ensure that the lift specification was correct to meet the demands of residential occupiers of the upper floors of the development;
- entrances to affordable housing would be situated immediately adjacent to the entrances to private housing – there would be no design differences between the private and affordable entrances;
- in relation to micro climate, there would be an environmental impact assessment which would include wind modelling;
- the new buildings would be approximately 1.5 metres nearer to College Road. The road did not carry sufficient traffic to necessitate remodelling.

The Committee was advised that the developers envisaged the submission of a planning application during January 2015 with a view to consideration by the Planning Committee in April. The developer would meet with the Greater London Authority (GLA).

RESOLVED: That the presentation be noted.

18. Housing Zone Bid and Heart of Harrow Regeneration Programme

The Panel received a presentation on the Heart of Harrow Regeneration Strategy and Action Plan which incorporated the item on the Housing Zone Bid. A copy of the presentation is attached as an appendix to the minutes.

A Member referred to the membership of the Regeneration Board and was informed that it was an officer Board with Majority Party input.

In response to questions by Members, the Panel was advised that:

- Phase 1A of the Kodak development was now available. A detailed report on the scheme would be submitted to a future meeting to which Land Securities would be invited. Although the developer did not need

to access funding through the Housing Zone bid the system would accelerate planning and funding generally whilst adhering to planning requirements;

- all options for the redevelopment of the leisure centre were being explored prior to consultation with stakeholder groups, including Ward Councillors;
- options for the Civic Centre as to whether to move or refurbish would form part of the Council's architectural works over the following few months. The project offered multiple use opportunities and should be realised in approximately 2020;
- there was a lack of control by the Local Planning Authority due to permitted development to change office use to residential. The aim was to provide new employment space that was fit for purpose and to engage with the public. The opportunities that would arise due to the transport interconnectivity at nearby Old Oak common should be taken;
- the infrastructure development plan included both hard and soft developments. This would include health provision such as health centres;
- community benefits such as the Lyon Road scheme were being realised.

RESOLVED: That the presentation be noted.

19. Cumberland Hotel

It was noted that this agenda item had been withdrawn.

20. Future Topics and Presentations

RESOLVED: That

- (1) a report be submitted to the next meeting on the development of the Cumberland Hotel;
- (2) a presentation by Land Securities on the Kodak development be made to a future meeting.

(Note: The meeting, having commenced at 7.30 pm, closed at 9.35 pm).

(Signed) COUNCILLOR KEITH FERRY
Chairman

51 COLLEGE ROAD HARROW COUNCIL MAJOR DEVELOPMENTS PANEL

12 November 2014

Major Developments Panel - 12 November 2014



APPENDIX 1

SOM

 **The Hyde Group**
Making a lasting difference

AD214027

Design Elements



1. Massing Principles



2. A Vibrant Public Realm and Landscape

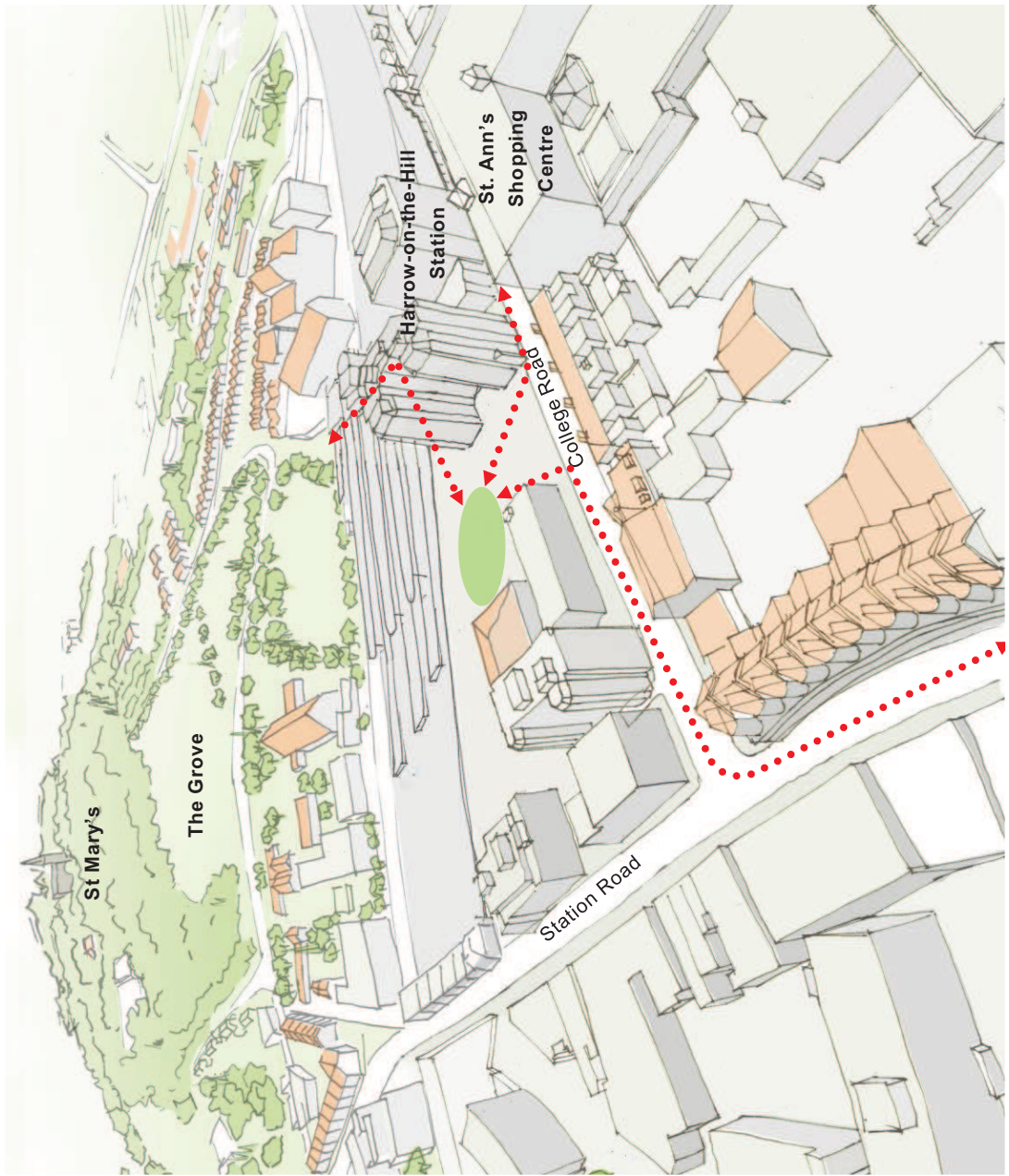


3. Permeability and connections

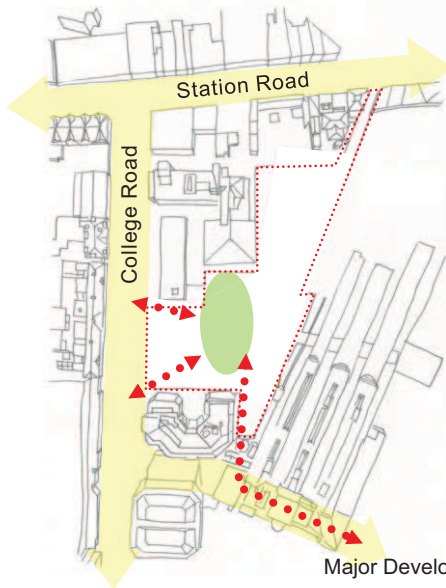


4. Façade and Sustainability

MASSING PRINCIPLES

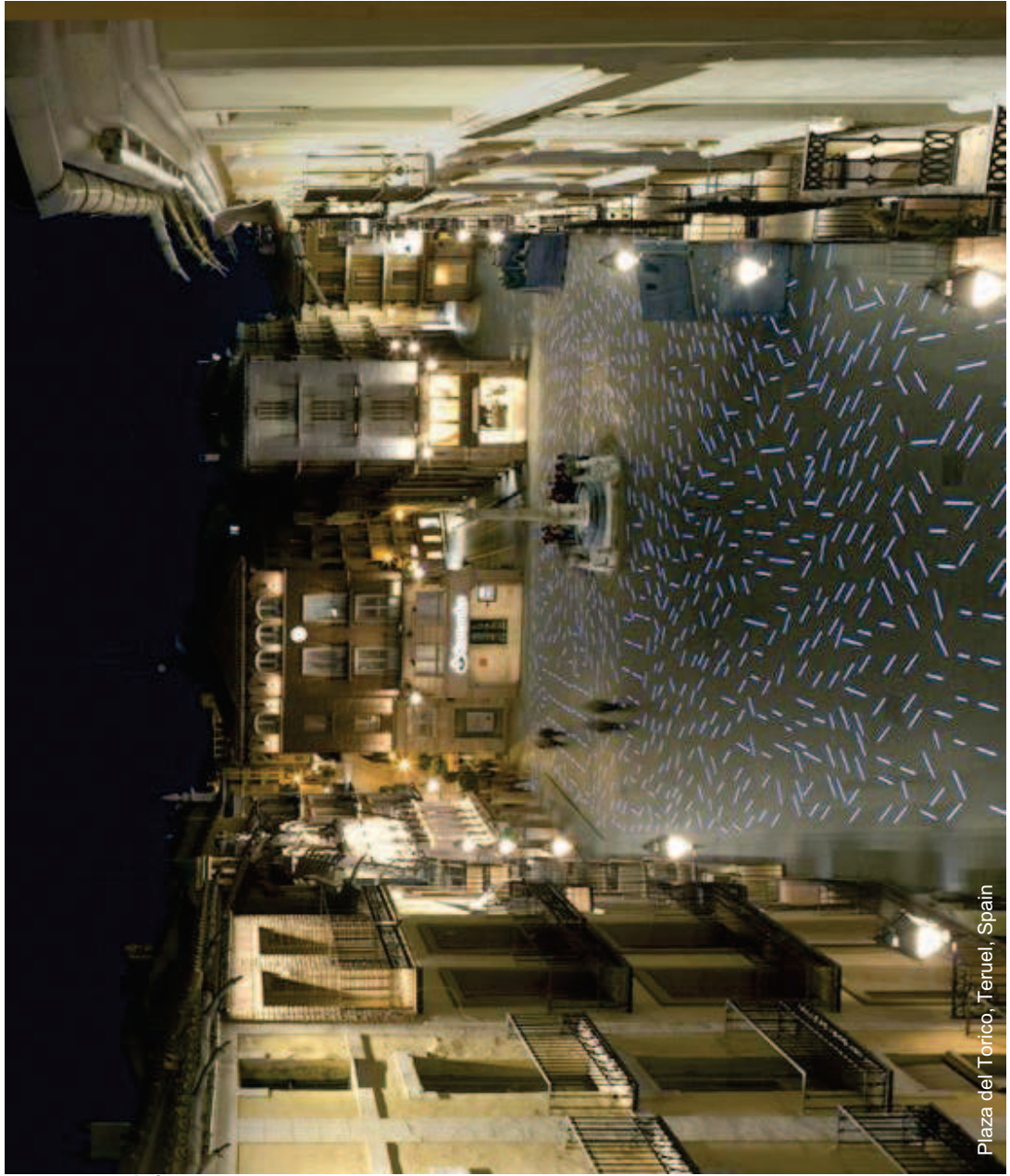
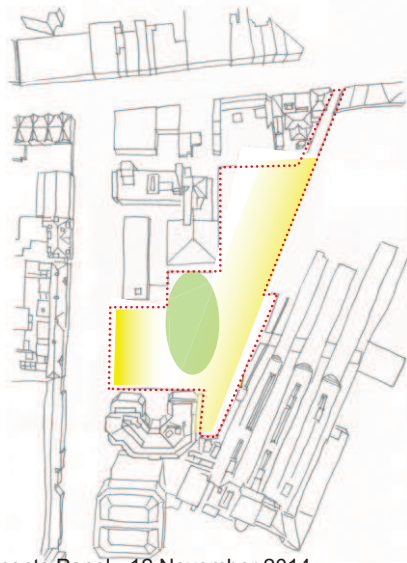


FORMATION STRATEGY
1. CREATE A COMMUNITY

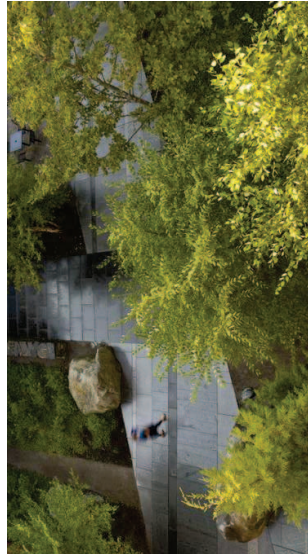


COLLEGE ROAD, HARROW
 SKIDMORE, OWINGS & MERRILL INC.

FORMATION STRATEGY
2. ASPIRATIONAL OPEN SPACE



Plaza del Torico, Teruel, Spain

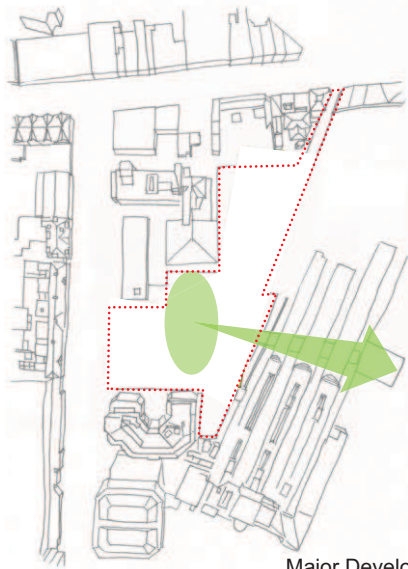


COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

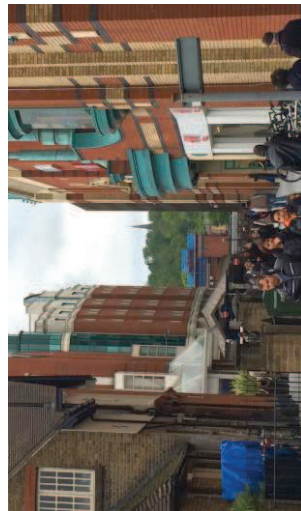
FORMATION STRATEGY

3. FRAME THE VIEW

- 15 -



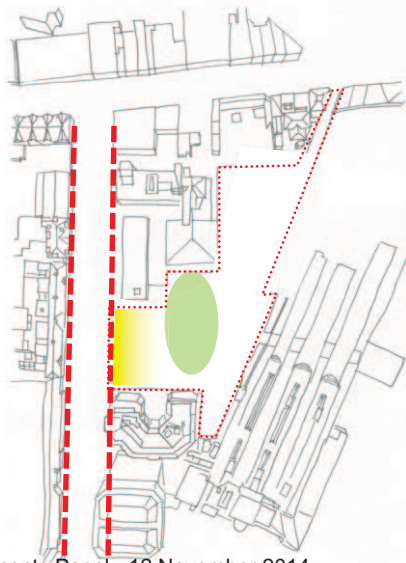
Major Developments Panel - 12 November 2014



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



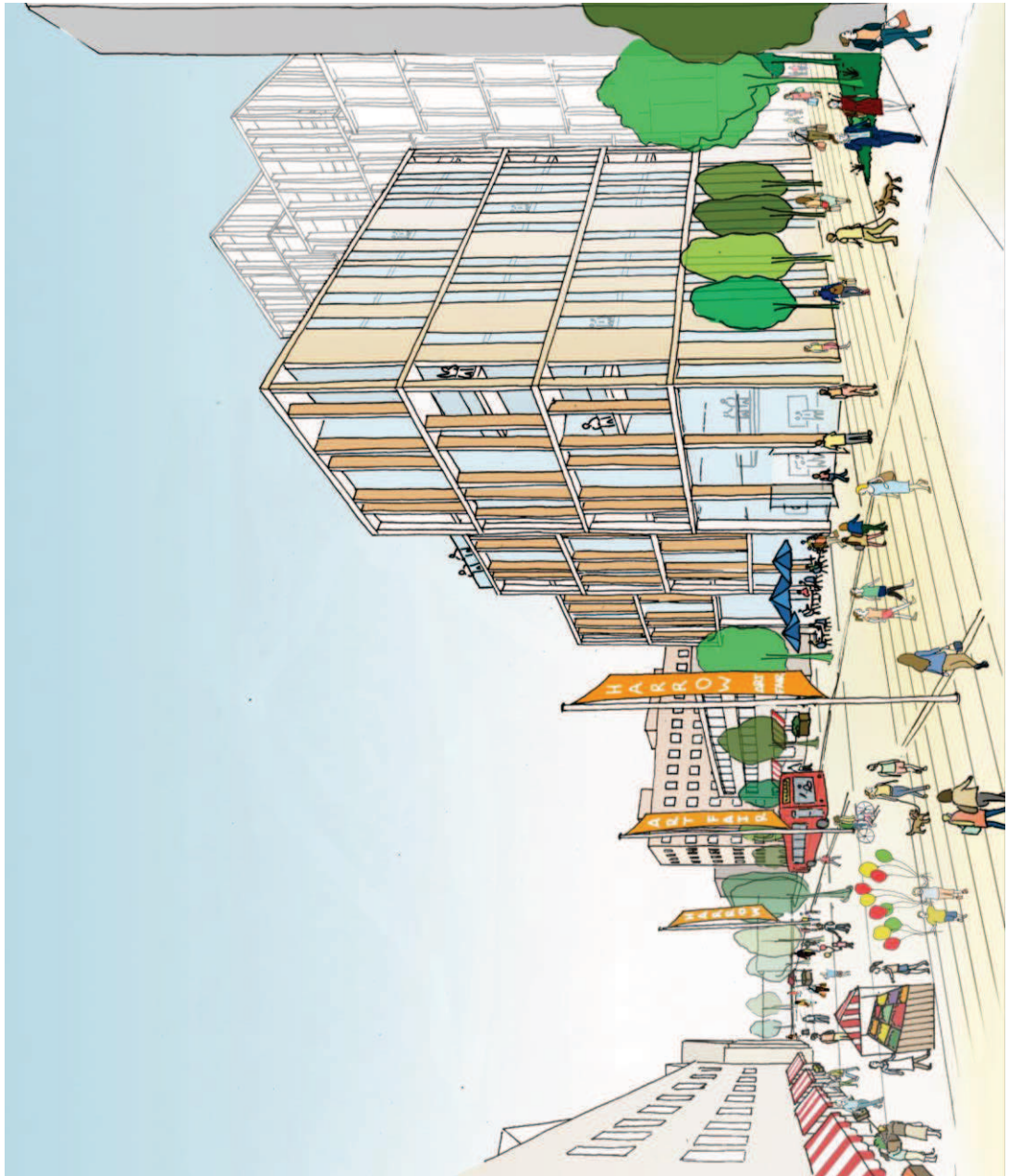
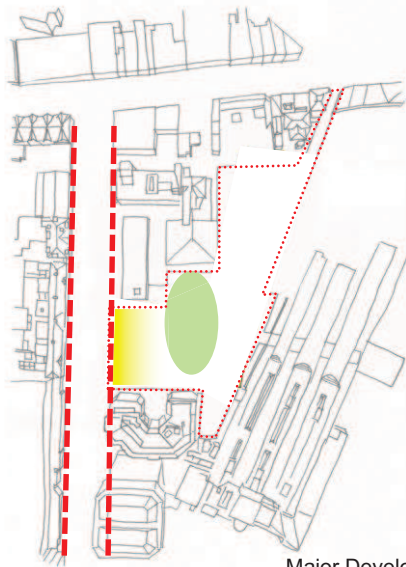
FORMATION STRATEGY
4. ENLIVEN COLLEGE ROAD



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



FORMATION STRATEGY
4. ENLIVEN COLLEGE ROAD





**HARROW B.I.D.
BUSINESS IMPROVEMENT
DISTRICT**



Streetscape Improvements
(St Ann's Rd)

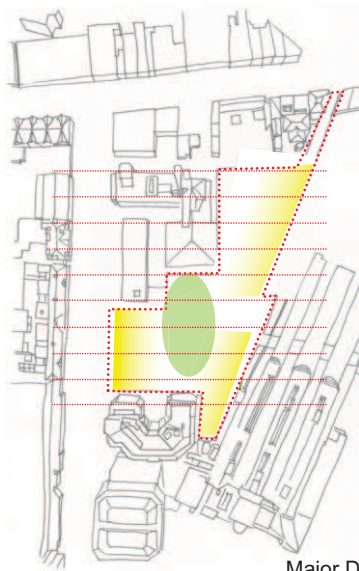


Lowlands Recreation
Performance Space

COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

FORMATION STRATEGY

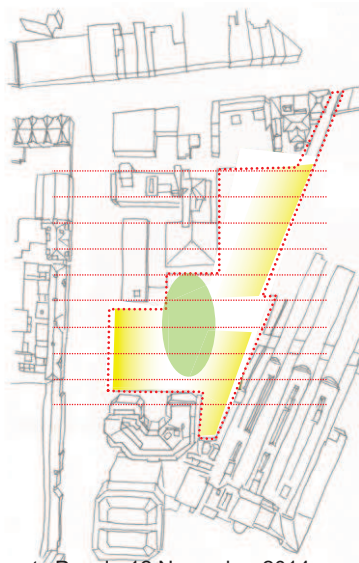
5. FINDING AN APPROPRIATE SCALE & GRAIN



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

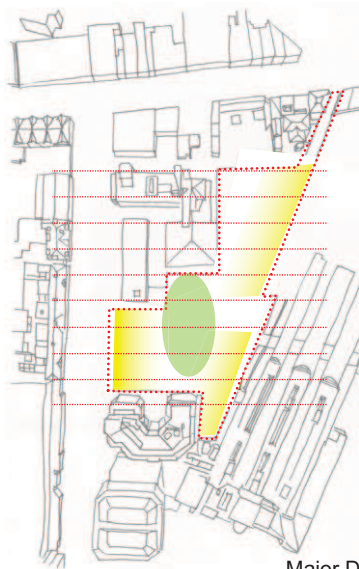
FORMATION STRATEGY

5. FINDING AN APPROPRIATE SCALE & GRAIN



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

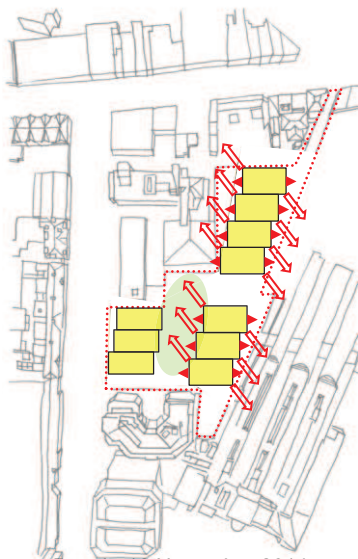
FORMATION STRATEGY
5. FINDING THE APPROPRIATE
SCALE & GRAIN



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

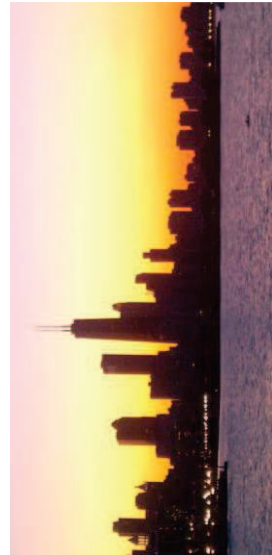
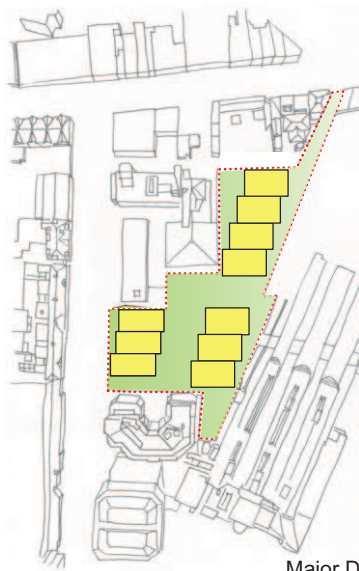
FORMATION STRATEGY

6. ASPIRATIONAL LIVING



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

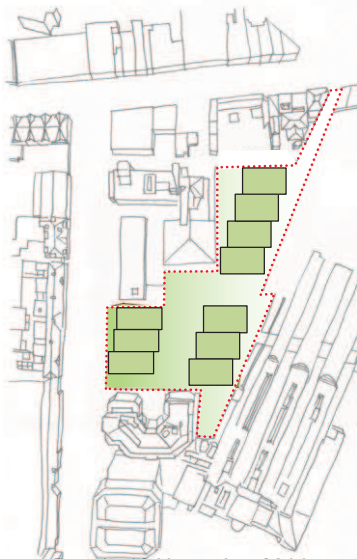
FORMATION STRATEGY
7. MEDIATING HEIGHT



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



FORMATION STRATEGY
8. MAXIMISE AMENITIES

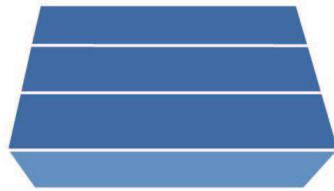


COLLEGE ROAD, HARROW
 SKIDMORE, OWINGS & MERRILL INC.

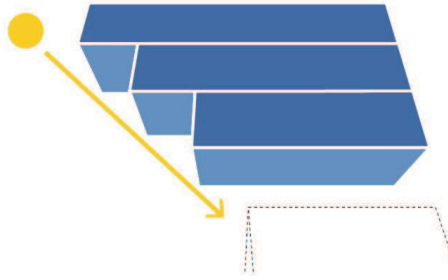
FORMATION STRATEGY ARTICULATING THE SKYLINE



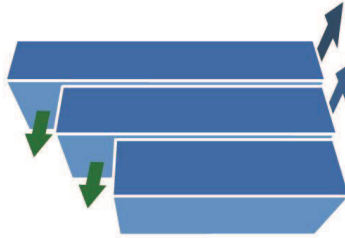
Client's Brief for Residential Area (Single Tower Massing)



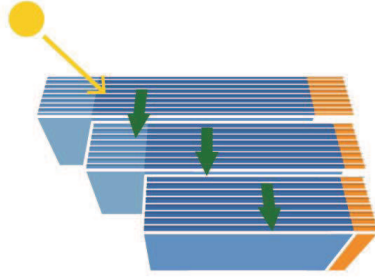
Vertically Articulated



Daylight to Open Space and Neighbouring Buildings



Dual Aspect Apartments and Access to Communal Terraces



Sun Screen to Reduce Direct Solar Radiation and Direct Views

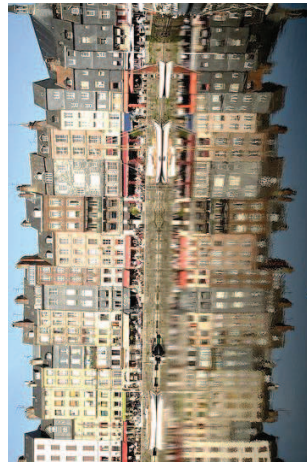
SCHEME SUMMARY

STRIATION

Provides a sensitive and unified response to the site's irregular shape and variety of adjacencies

Advantages:

- Maximum height and framed view located at the centre of the site
- Large flexible central space
- Slender vertical proportions
- Appropriate scale relationships with neighbouring buildings
- Efficient unit layouts with dual-aspect frontage



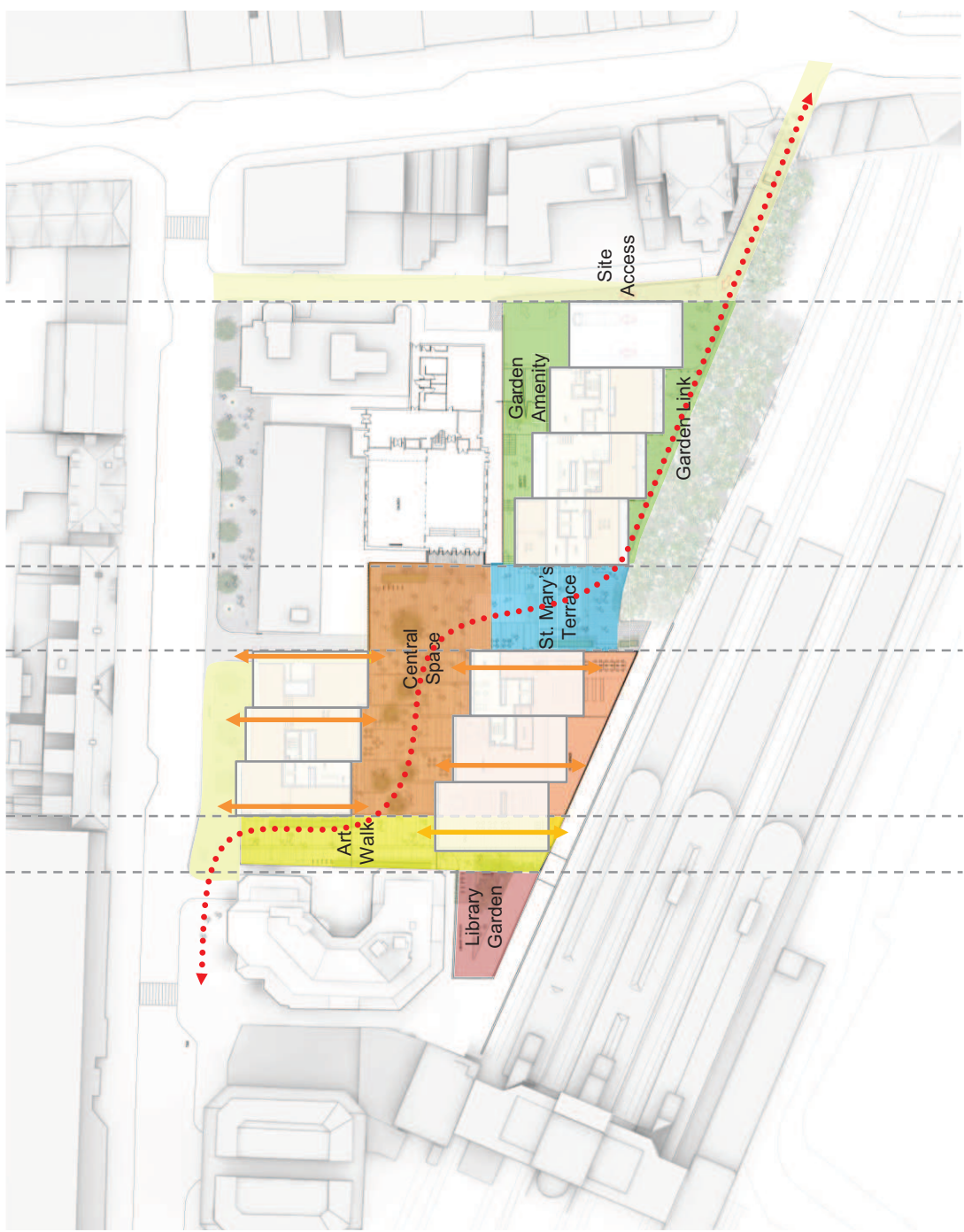
COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



A VIBRANT PUBLIC REALM

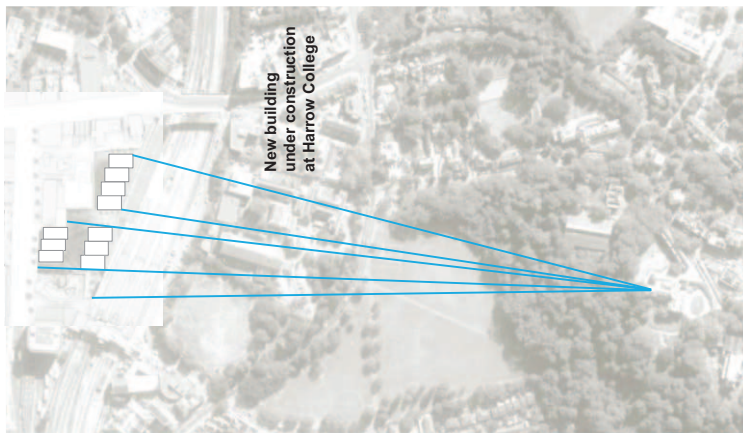
PUBLIC REALM VARIETY OF USE

- Improve the streetscape of College Road
- Provide the highest quality outdoor space for the public and community
- Provide the highest quality outdoor space for the public and community
- Activate frontage at ground level with retail and a variety of community-serving uses
- Library Garden as an opportunity for gated play area
- Vista of St. Mary's from the central space

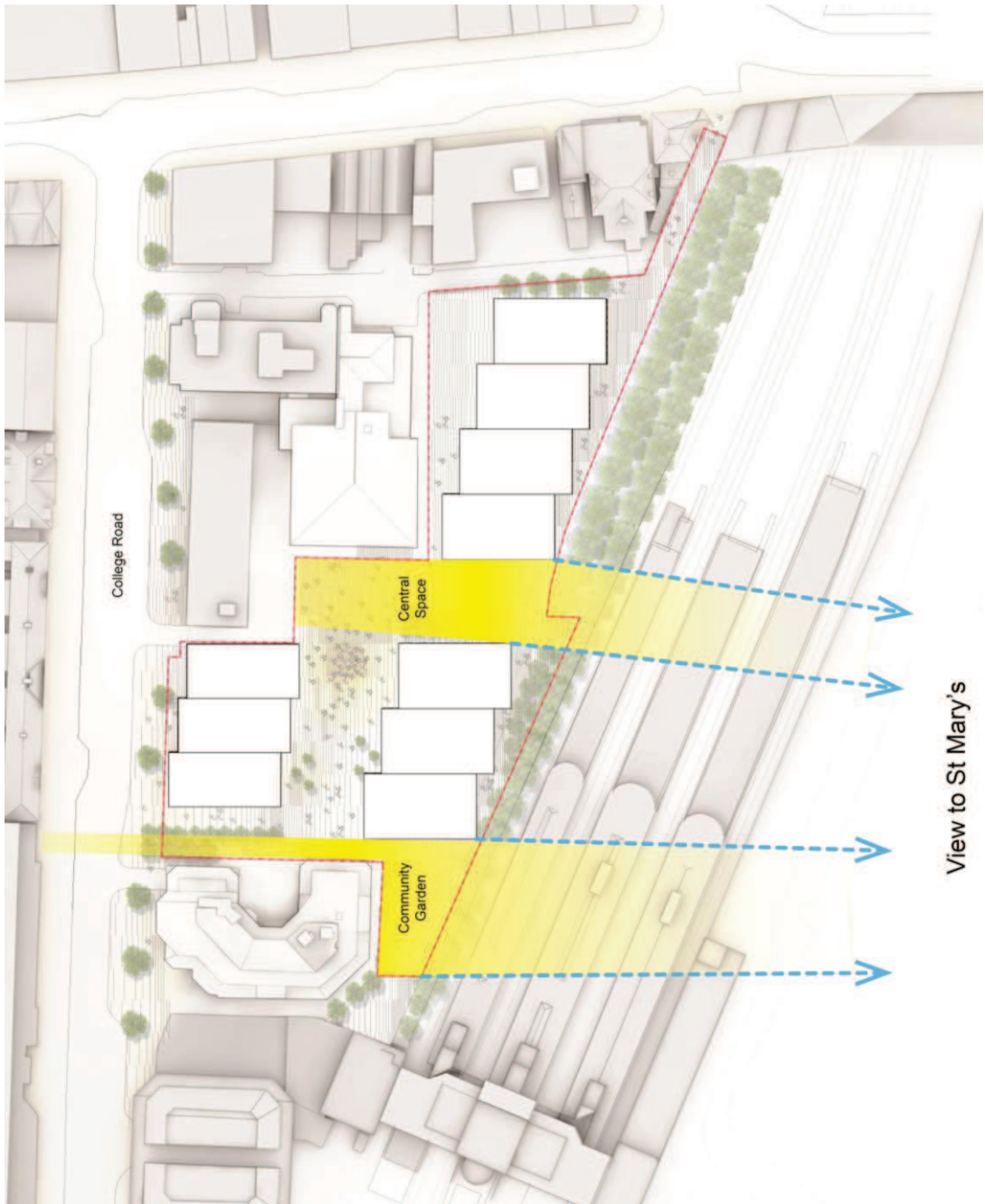


COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL, INC.

**CENTRAL OPENING
DAYLIGHT AND VIEWS**

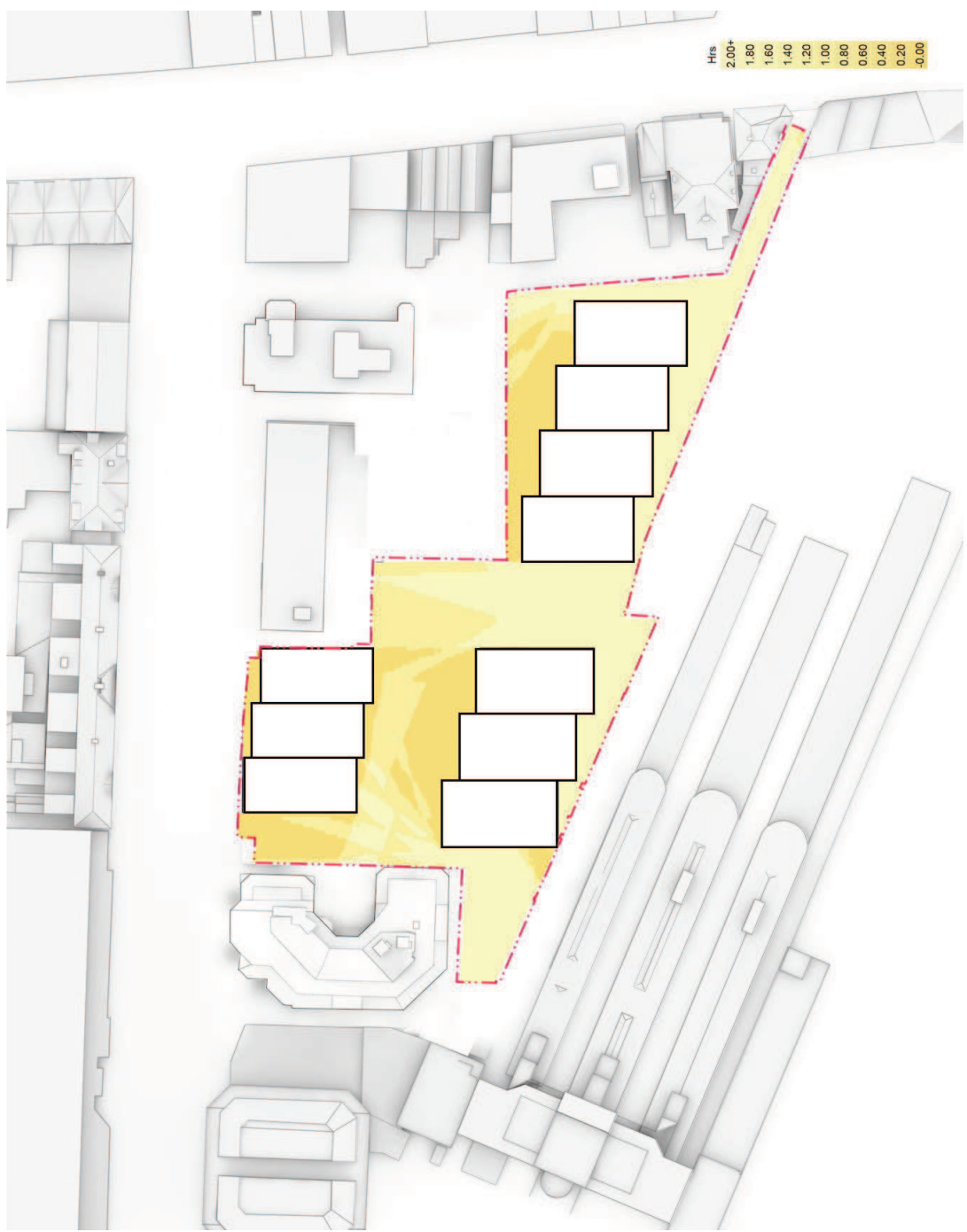


COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



SUNLIT PUBLIC SPACE SOLAR STUDY

3525 m² total public space at Ground Level
54% of GF public space 1934 m² area receives 2hrs sunlight on 21 March
 (BRE Guidance: 50% of GF public space minimum)



SUNLIT PUBLIC SPACE SOLAR STUDY

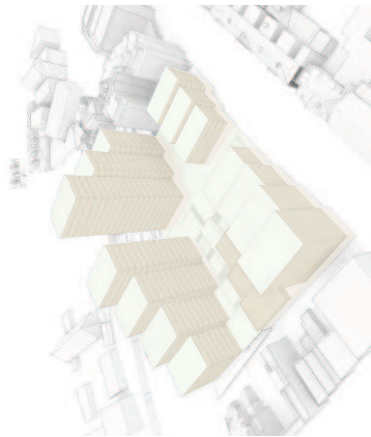
3525 m² total public space at Ground Level
**84% of GF public space 2950 m² area receives
2hrs sunlight on 21 June**



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

GROUND LEVEL PLAN PHASE 2

- Increase retail and active frontage along College Road
- Create a new entry from College Road with view to St Mary's
- Extend the landscape to provide a new Church and Roof Garden

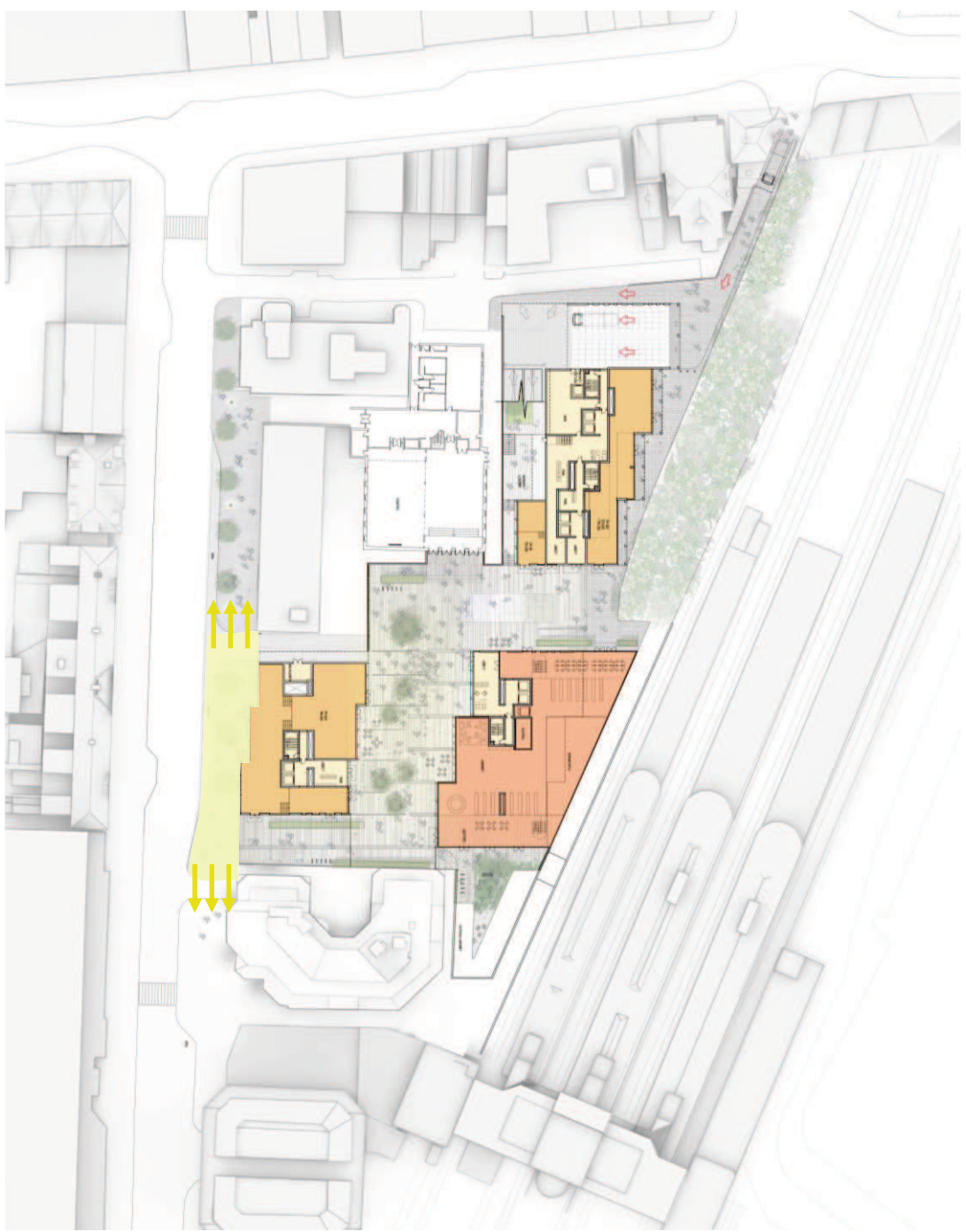


COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



PUBLIC REALM COLLEGE ROAD

- Improve the streetscape of College Road



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



PUBLIC REALM ENTRY CONNECTION

- Improve the streetscape of College Road
- Entry with view of St Mary's, opening onto the Central Space.



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



LANDSCAPE IMAGES

ART WALL



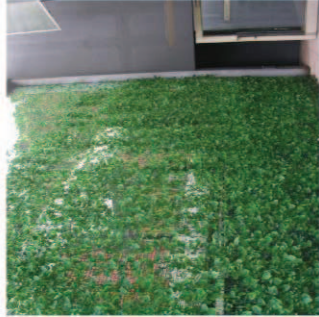
DIGITAL WALL



GROSS, MAX,
LANDSCAPE ARCHITECTS

COLLEGE ROAD HARROW, LONDON

LANDSCAPE IMAGES
ART WALL



GREEN WALL



SCULPTURAL WALL

COLLEGE ROAD HARROW, LONDON

GROSS, MAX.
LANDSCAPE ARCHITECTS

PUBLIC REALM LIBRARY GARDEN

- Improve the streetscape of College Road
- Entry with view of St Mary's, opening onto the Central Space.
- Provide the highest quality outdoor space for the public and community
- Activate frontage at ground level with retail and a variety of community-serving uses
- **Library Garden – dedicated open space for the library**



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL, INC.



LIBRARY GARDEN PAVILION

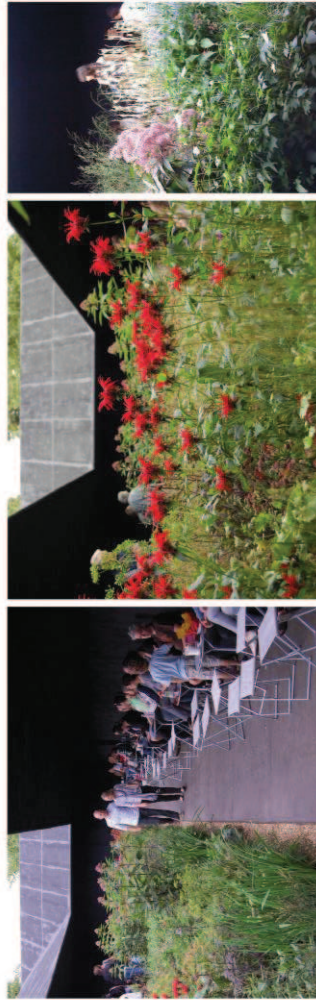
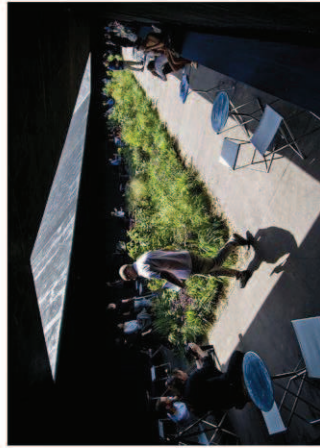


Key

- 1. Gated entrance
- 2. Granite self-paving bands
- 3. Green screening wall
- 4. Close stem tree
- 5. Raised water element
- 6. Seating blocks
- 7. Vent
- 8. Pavilion
- 9. Understorey planting
- 10. Secure bicycle storage

LIBRARY GARDEN PAVILION

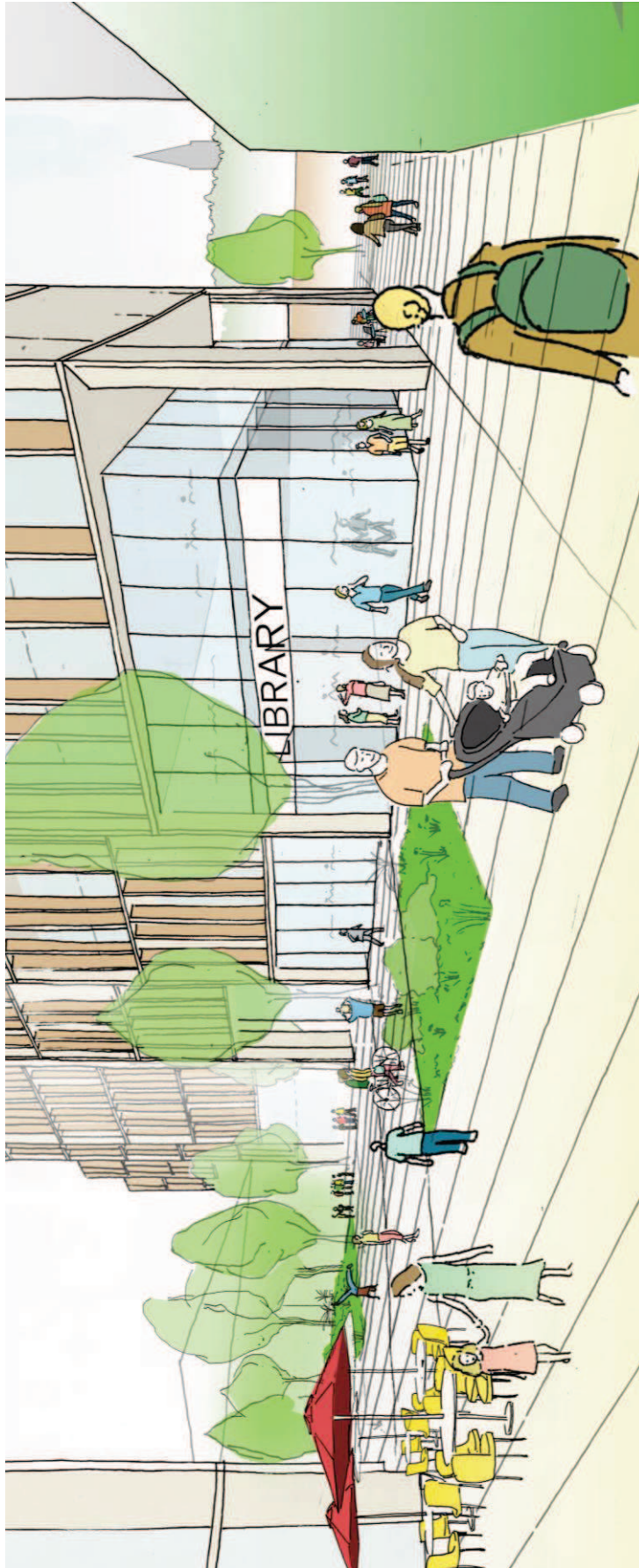
Major Developments Panel - 12 November 2014



LIBRARY GARDEN PAVILION



INVITING IN THE NEIGHBOURHOOD

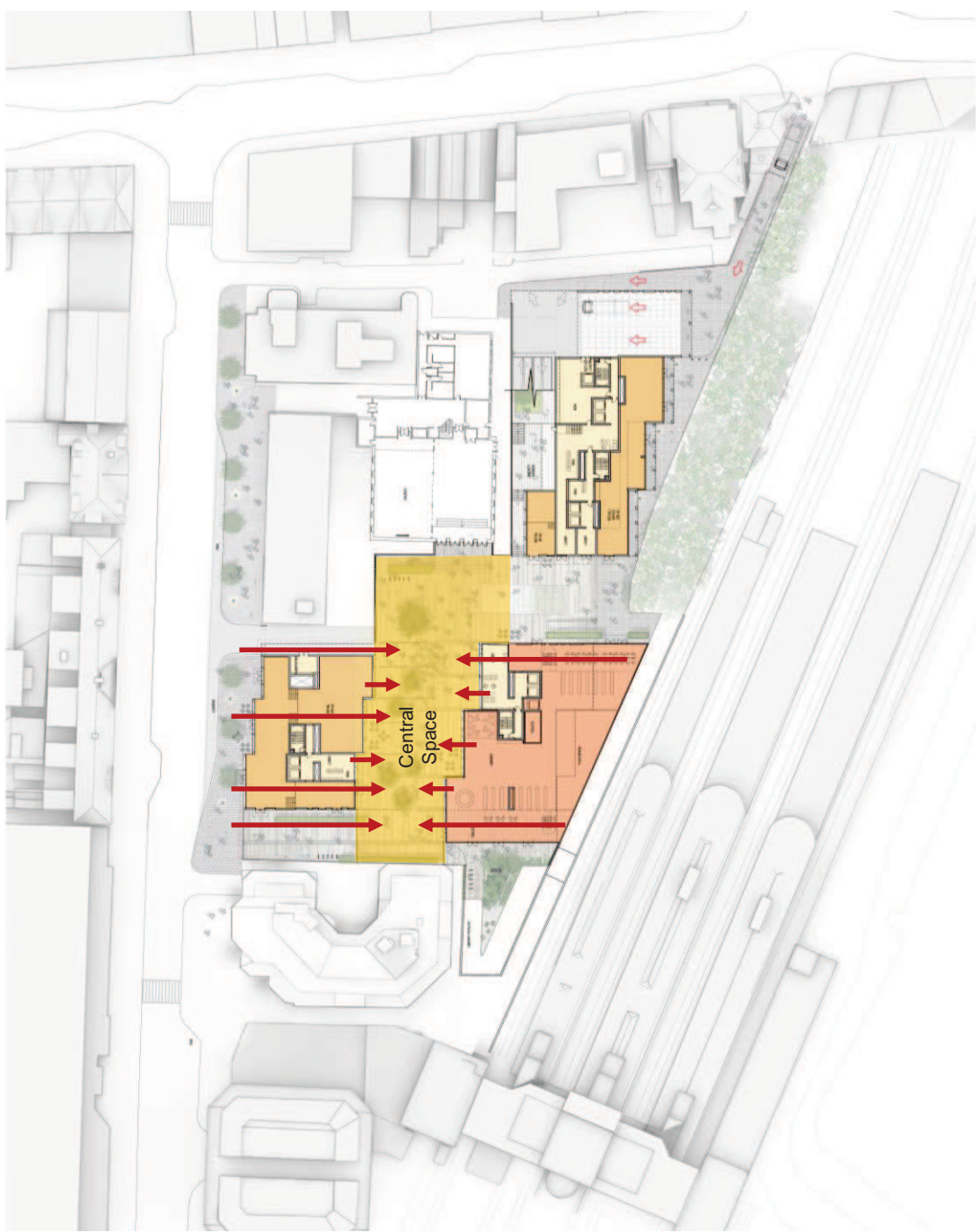


PUBLIC REALM CENTRAL SPACE

- Improve the streetscape of College Road
- Entry with view of St Mary's, opening onto the Central Space.
- Provide the highest quality outdoor space for the public and community
- Activate frontage at ground level with retail and a variety of community-serving uses



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



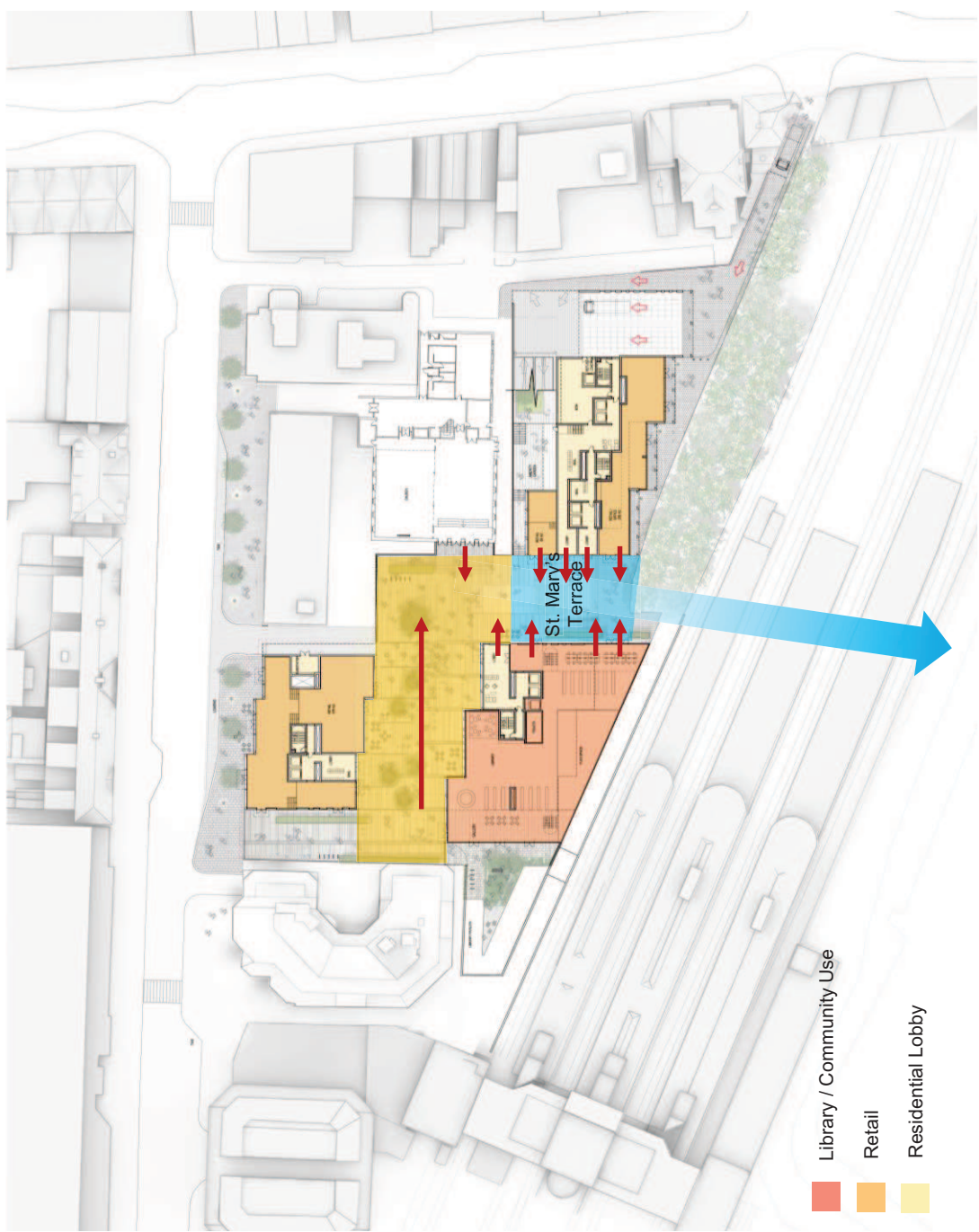
PUBLIC REALM

ST MARY'S TERRACE

- Improve the streetscape of College Road
- Entry with view of St Mary's, opening onto the Central Space.
- Provide the highest quality outdoor space for the public and community
- Activate frontage at ground level with retail and a variety of community-serving uses
- Library Garden – dedicated open space for Library
- **Create a new framed view of St. Mary's**



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



CENTRAL SPACE
VIEW TO ST MARY'S

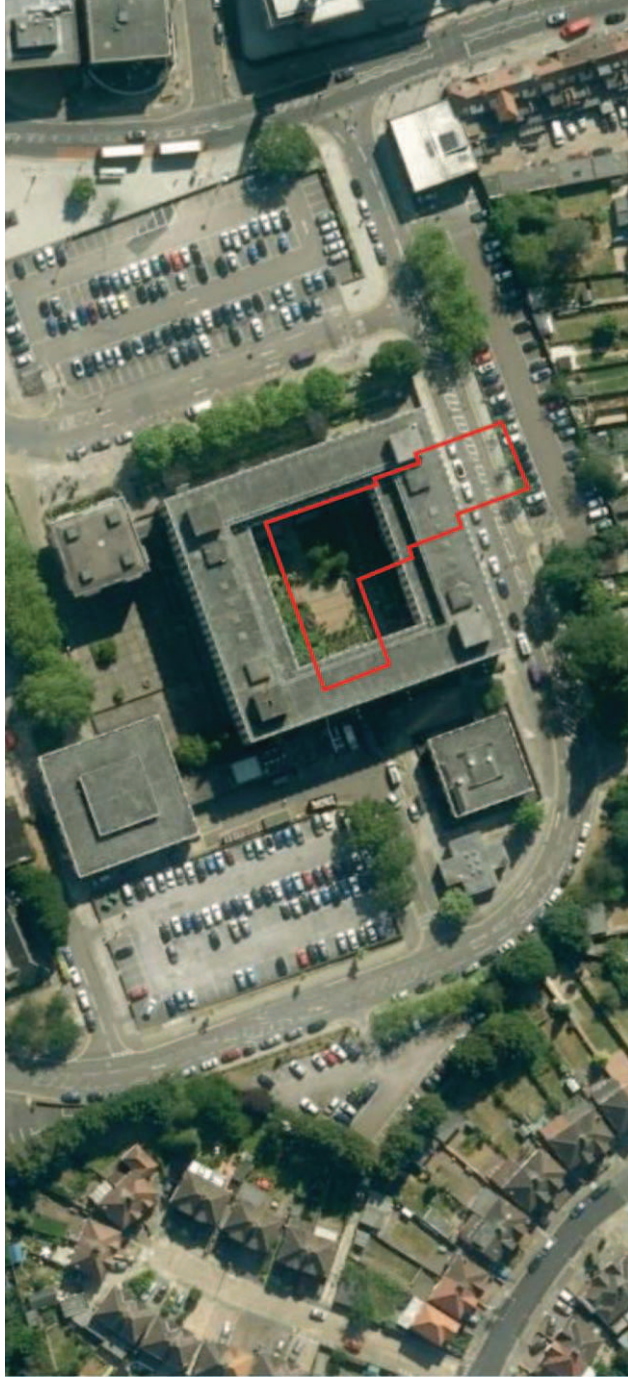


COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

LANDSCAPE SITE PLAN



SCALE COMPARISON
HARROW COUNCIL COURTYARD



COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

SCALE COMPARISON LYRIC SQUARE, HAMMERSMITH



SCALE COMPARISON
ROYAL FESTIVAL HALL, LONDON

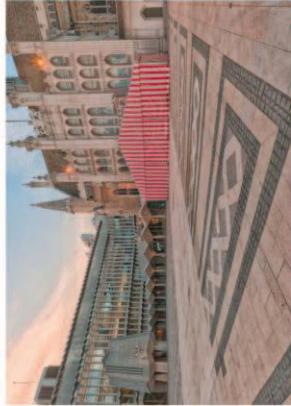


COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

SCALE COMPARISON
WINDRUSH SQUARE, BRIXTON



SCALE COMPARISON
GUILDHALL SQUARE, LONDON

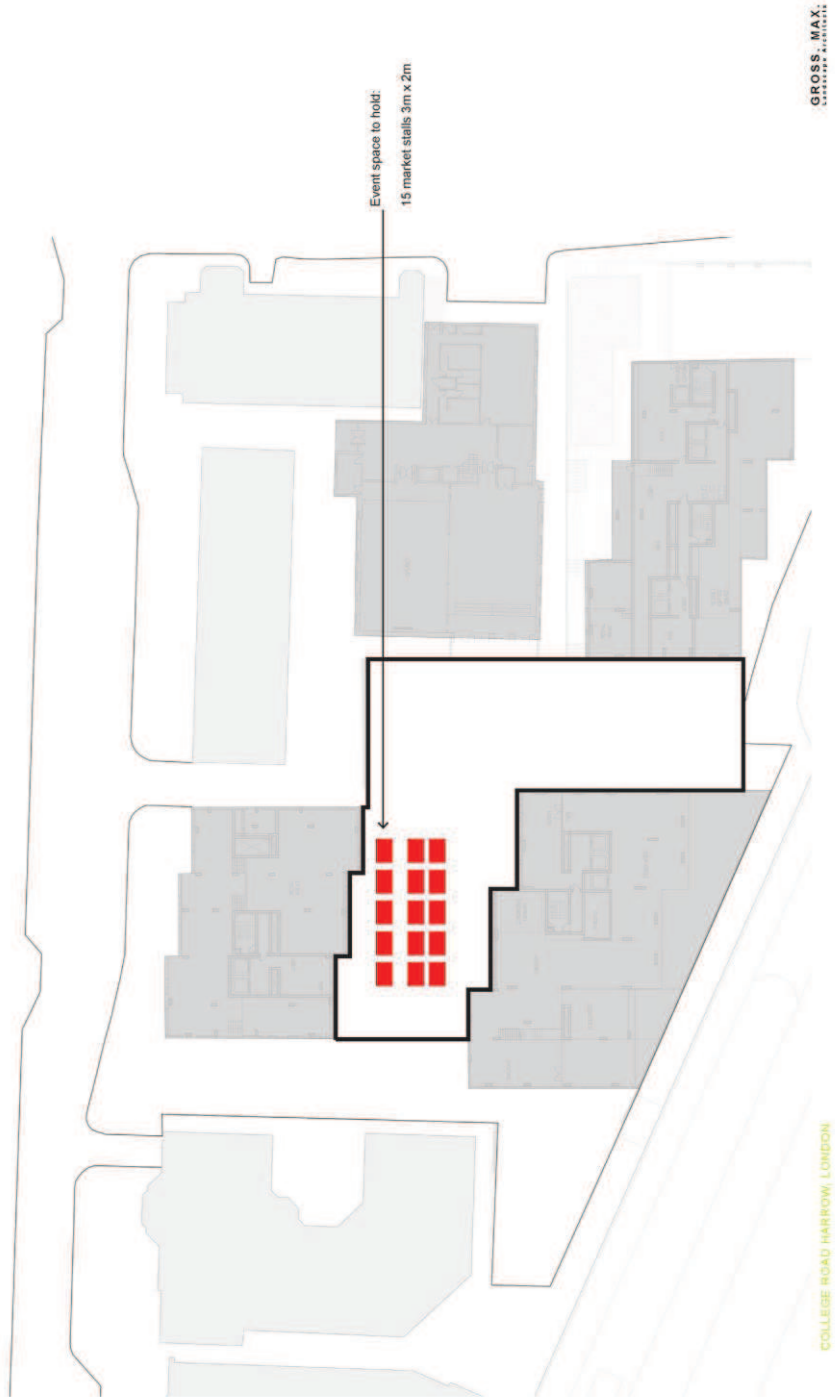


COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

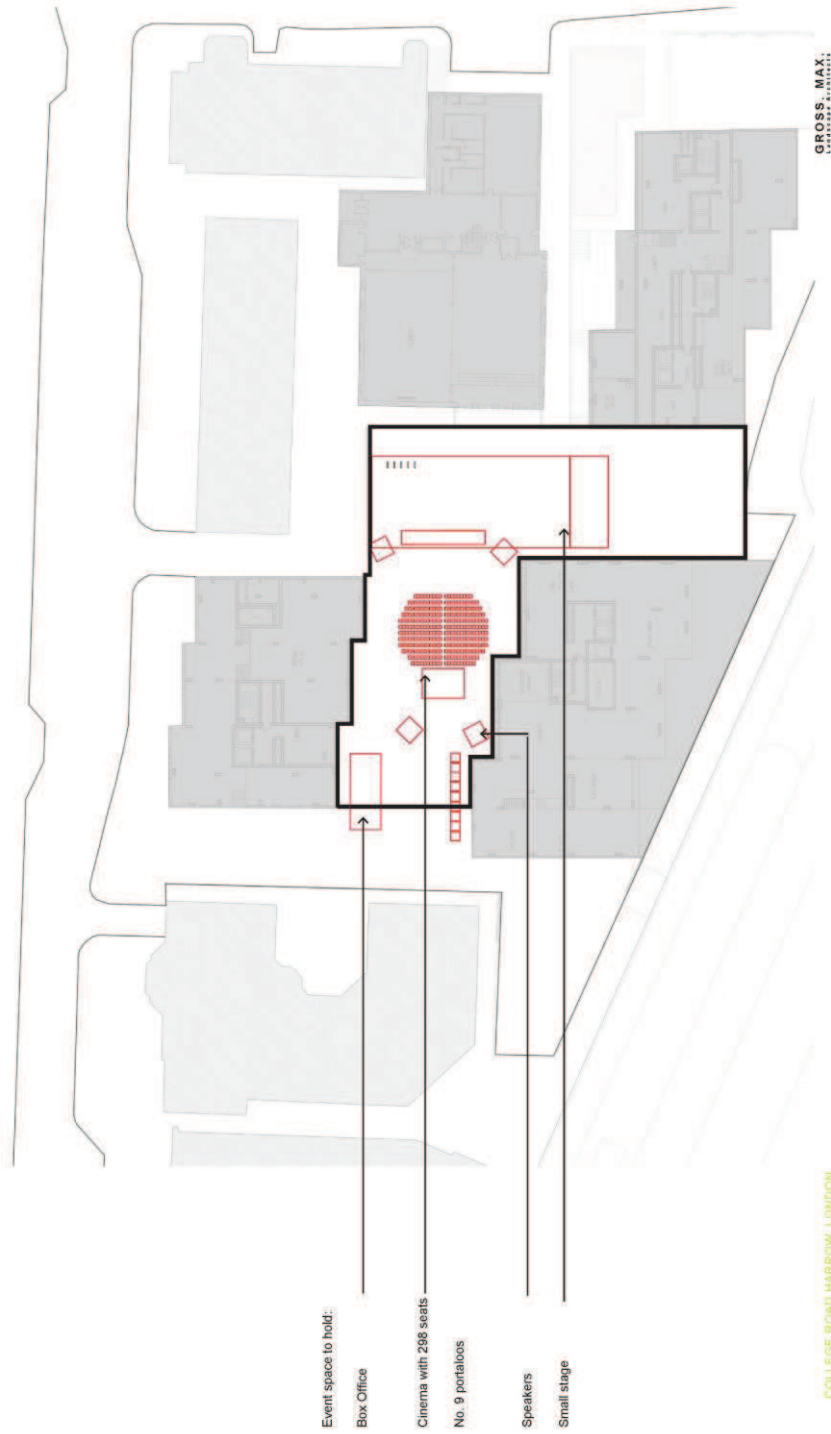
SCALE COMPARISON
PATERNOSTER SQUARE, LONDON



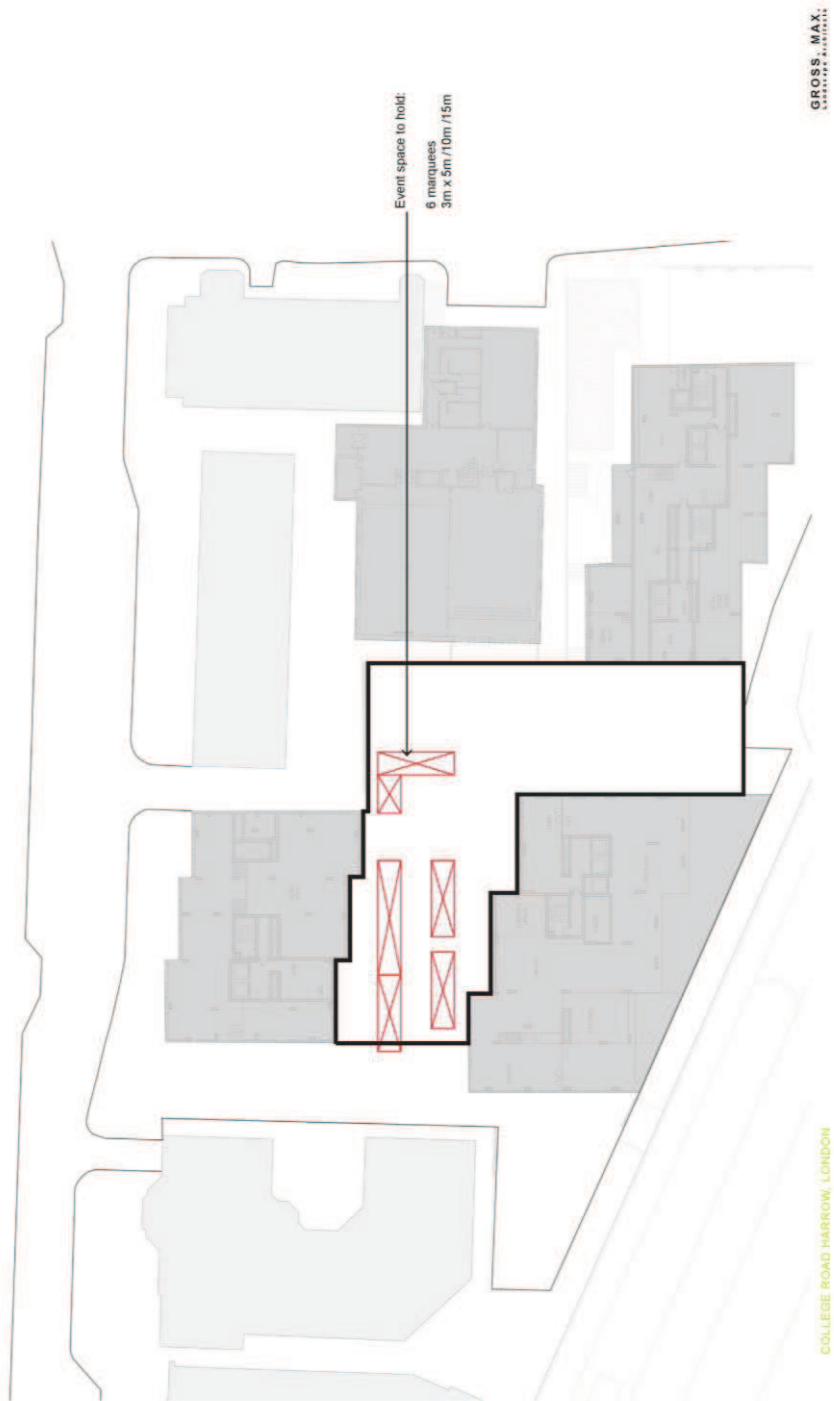
EVENTS FOR CENTRAL SQUARE FOOD MARKET



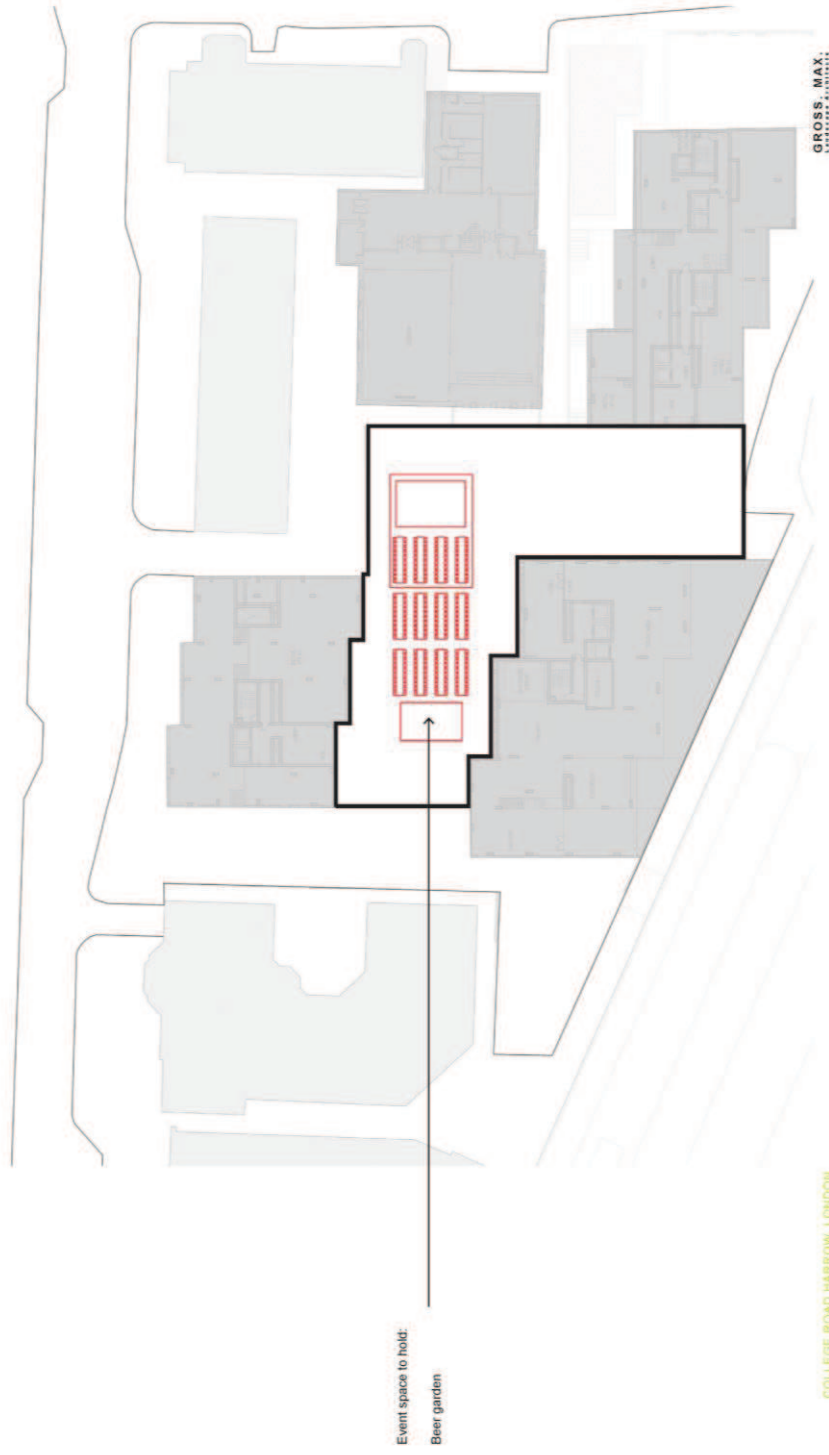
EVENTS FOR CENTRAL SQUARE OUTDOOR CINEMA



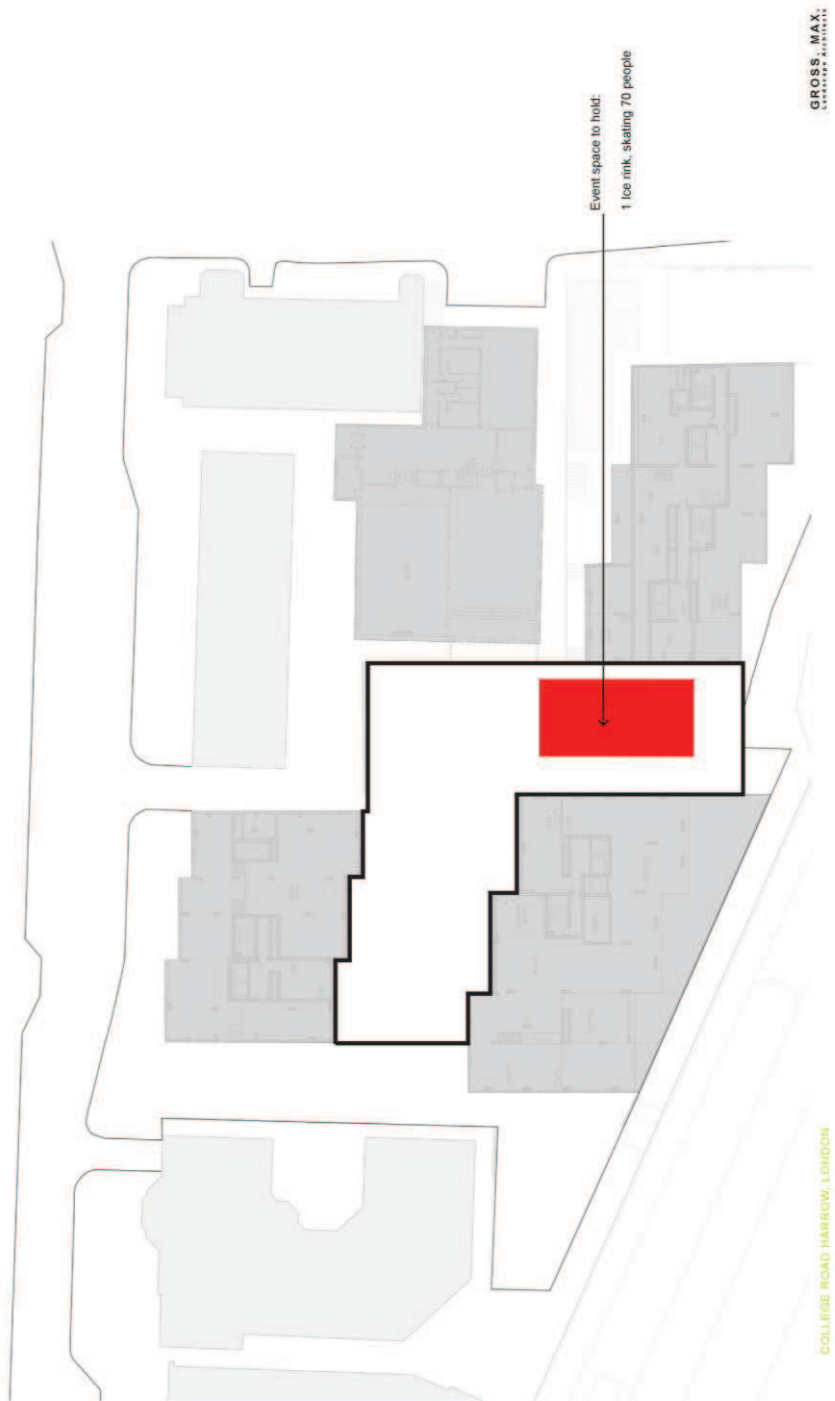
EVENTS FOR CENTRAL SQUARE ART FAIR



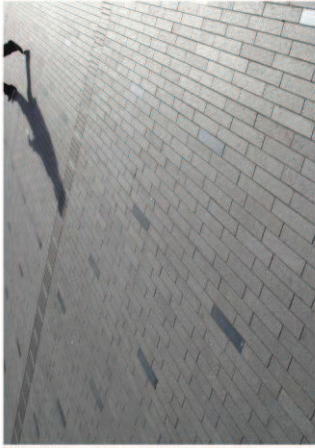
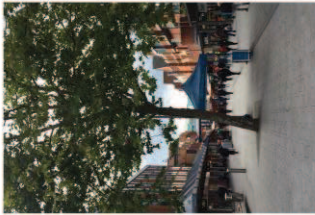
EVENTS FOR CENTRAL SQUARE BEER GARDEN



EVENTS FOR CENTRAL SQUARE ICE RINK



LANDSCAPE IMAGES STREETSCAPE



GRANITE PAVING



STREET TREE PLANTING



SETTS

COLLEGE ROAD HARROW, LONDON

GROSS, MAX.
CONCEPT ARCHITECT

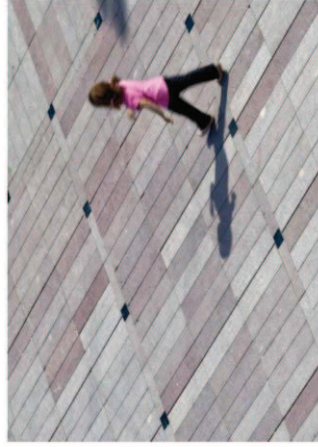
LANDSCAPE IMAGES HARD LANDSCAPE



INLAYS



DETAILS



MATERIALS



MATERIALS

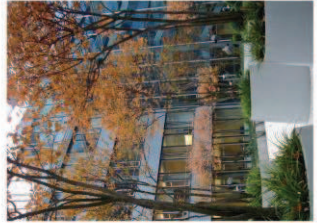
LANDSCAPE IMAGES PLANTING



GREEN SCREENS



PLEACHED TREES



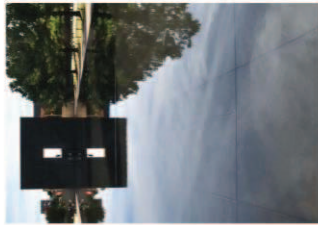
TREES



COLLEGE ROAD HARRLOW, LONDON

GROSS, MAX.
LANDSCAPE ARCHITECTS

LANDSCAPE IMAGES
MIRROR POOL



REFLECTION

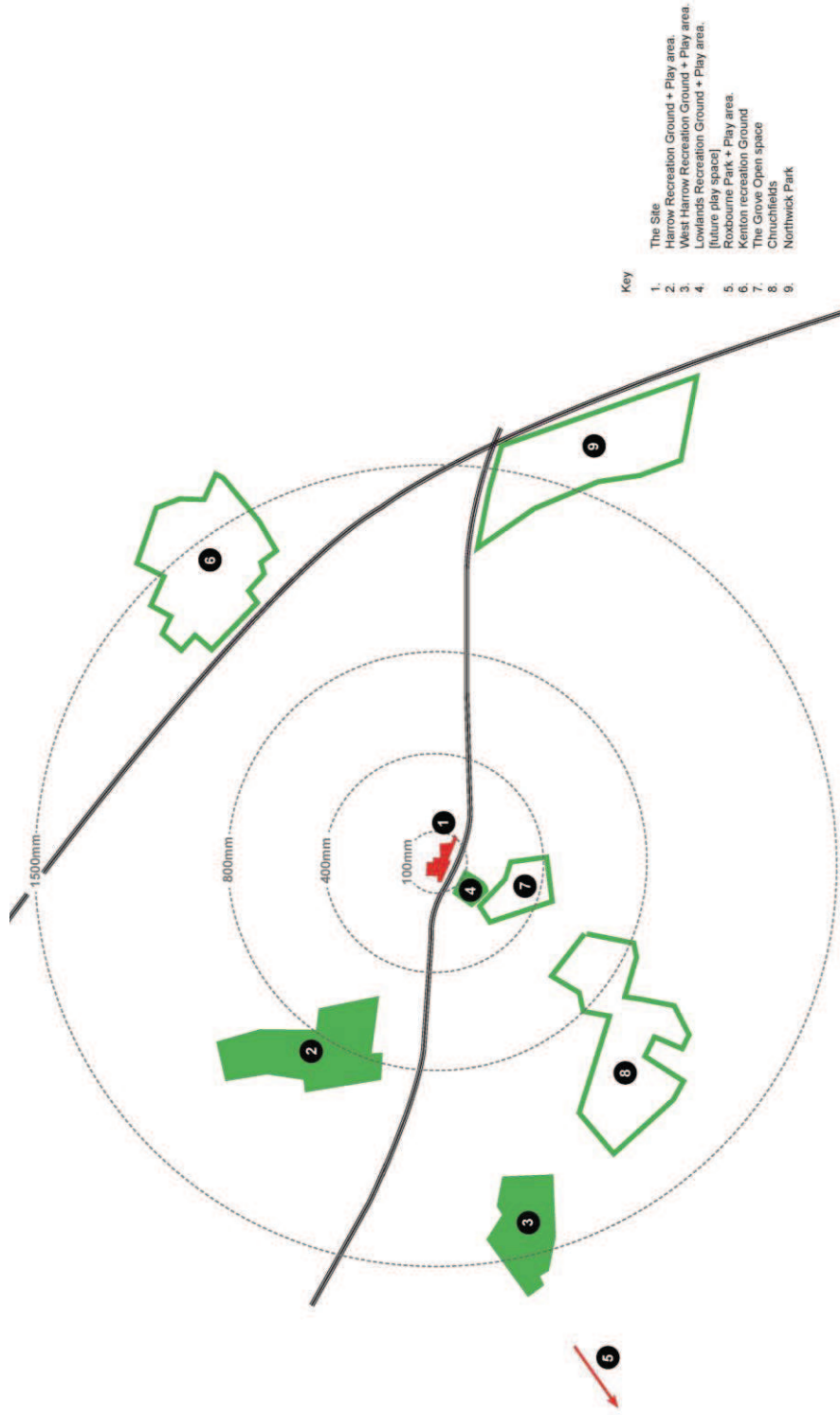


ACTIVE WATER

COLLEGE ROAD HARROW, LONDON

GROSS, MAX,
LONDON, ENGLAND

AMENITY SPACE PLAY



Key

- 1. The Site
- 2. Harrow Recreation Ground + Play area.
- 3. West Harrow Recreation Ground + Play area.
- 4. Lowlands Recreation Ground + Play area. [future play space]
- 5. Roxbourne Park + Play area.
- 6. Kenton recreation Ground
- 7. The Grove Open space
- 8. Churchfields
- 9. Northwick Park

GROSS, MAX.
ARCHITECTS

COLLEGE ROAD HARROW, LONDON

LANDSCAPE IMAGES

PLAY



WATER + PLAY



FURNITURE + PLAY



PAVING + PLAY



LANDSCAPE IMAGES ROOF TERRACES



COMMUNITY LIBRARY FLOOR SPACE



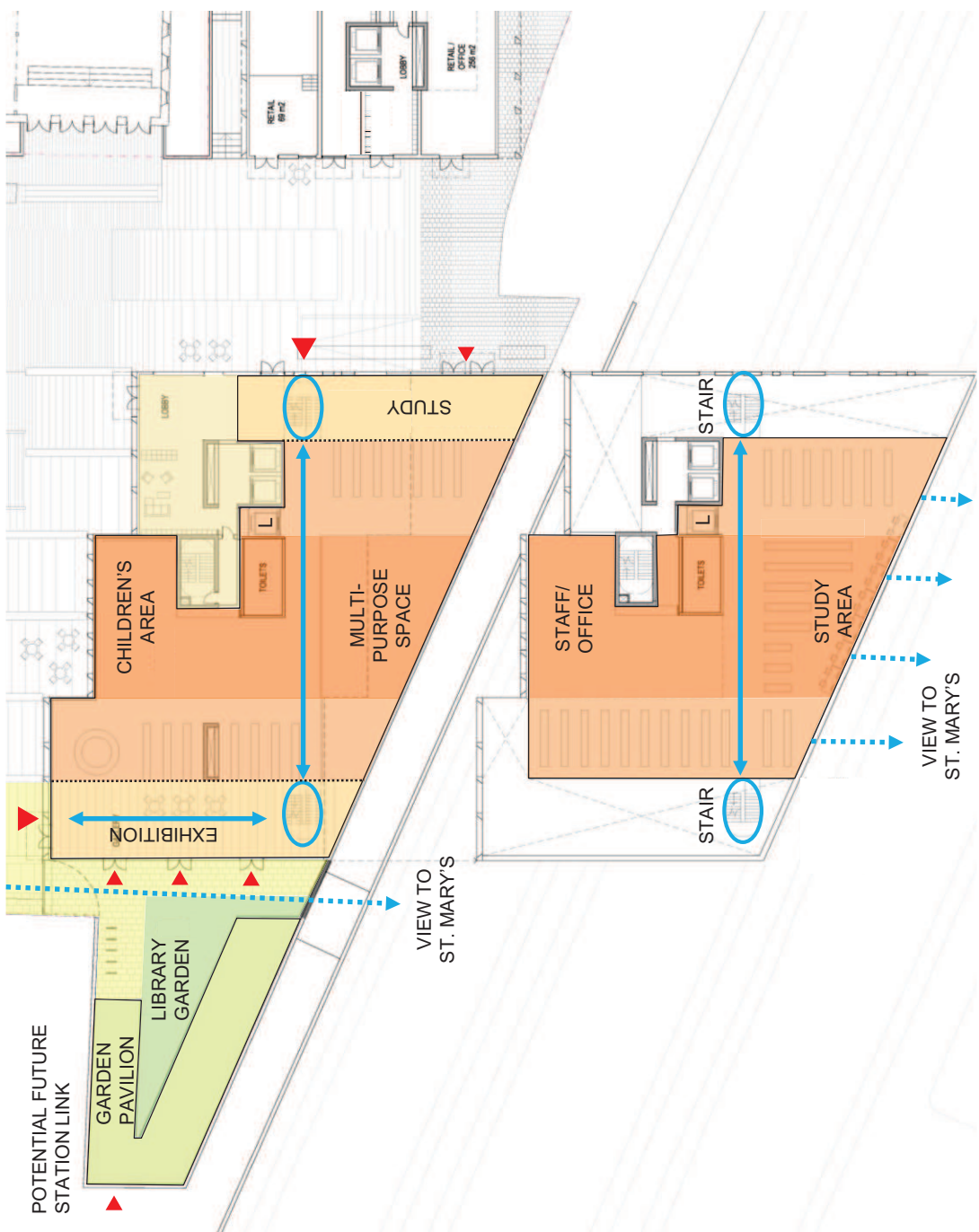
850m² GROUND LEVEL
550m² MEZZANINE

1400m² TOTAL MAIN BUILDING
+150m² GARDEN PAVILION

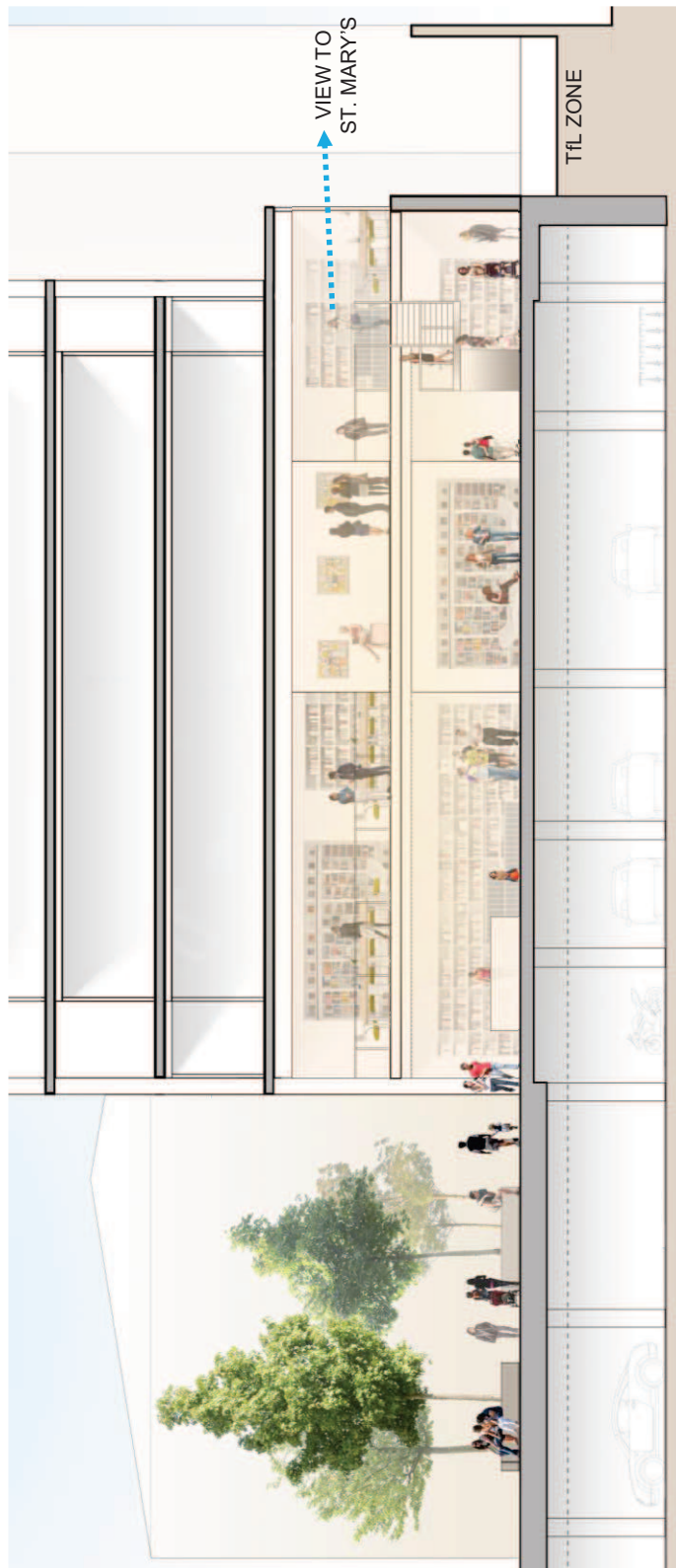
Option 5 - Single sex with pans and urinals for males, plus accessible unisex

Female	2
Pans	1
Basins	2
Male	1
Pans	1
Urinals	1
Basins	1
Unisex accessible facilities	1

COLLEGE ROAD, HARROW
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COMMUNITY LIBRARY SECTION

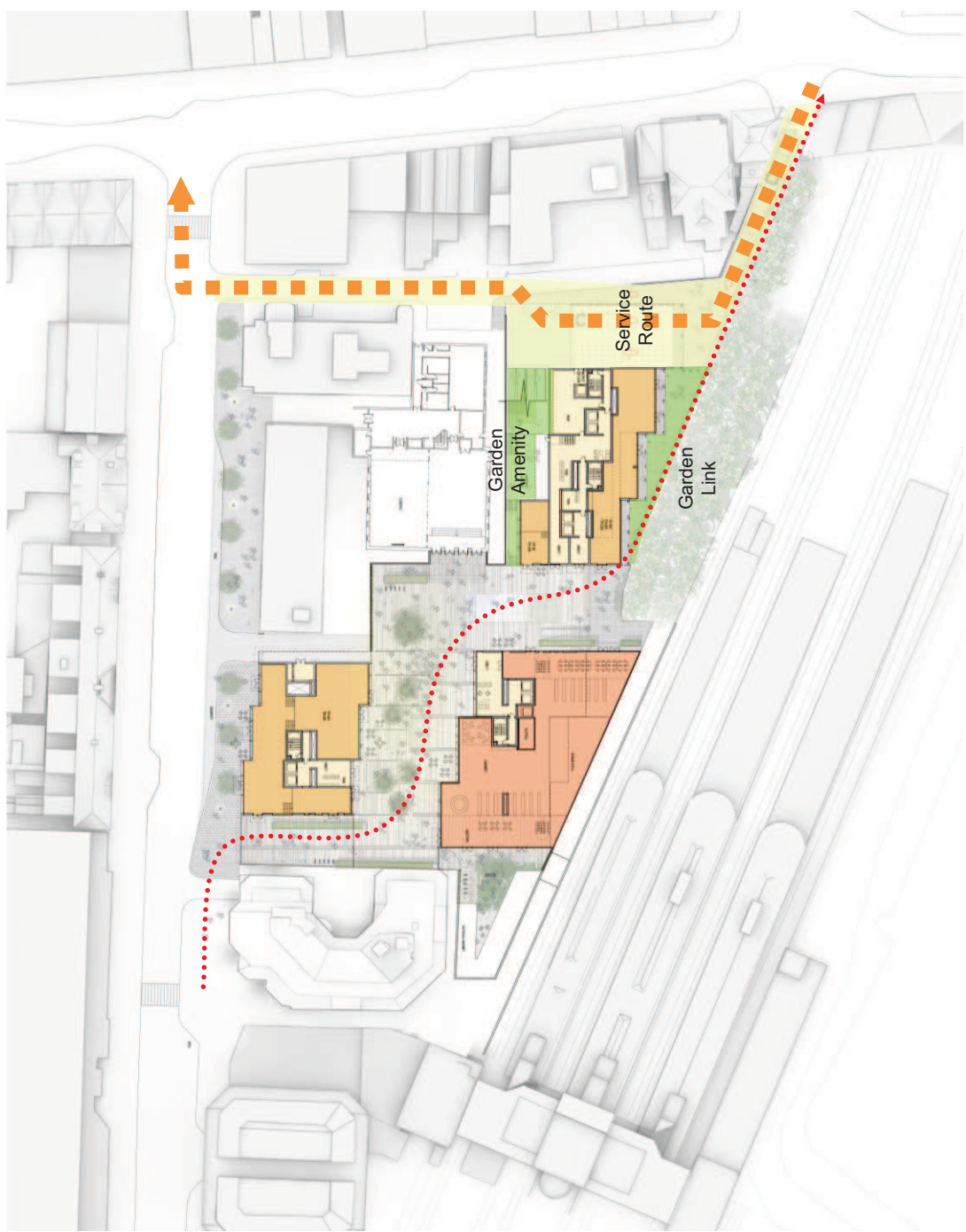


PUBLIC REALM SERVICING STRATEGY

- Improve the streetscape of College Road
- Entry with view of St Mary's, opening onto the Central Space.
- Provide the highest quality outdoor space for the public and community
- Activate frontage at ground level with retail and a variety of community-serving uses
- Library Garden as an opportunity for gated play area
- Vista of St. Mary's from the central space
- **Dedicated service route to maintain a car-free public realm**



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RESIDENTIAL ACCOMMODATION

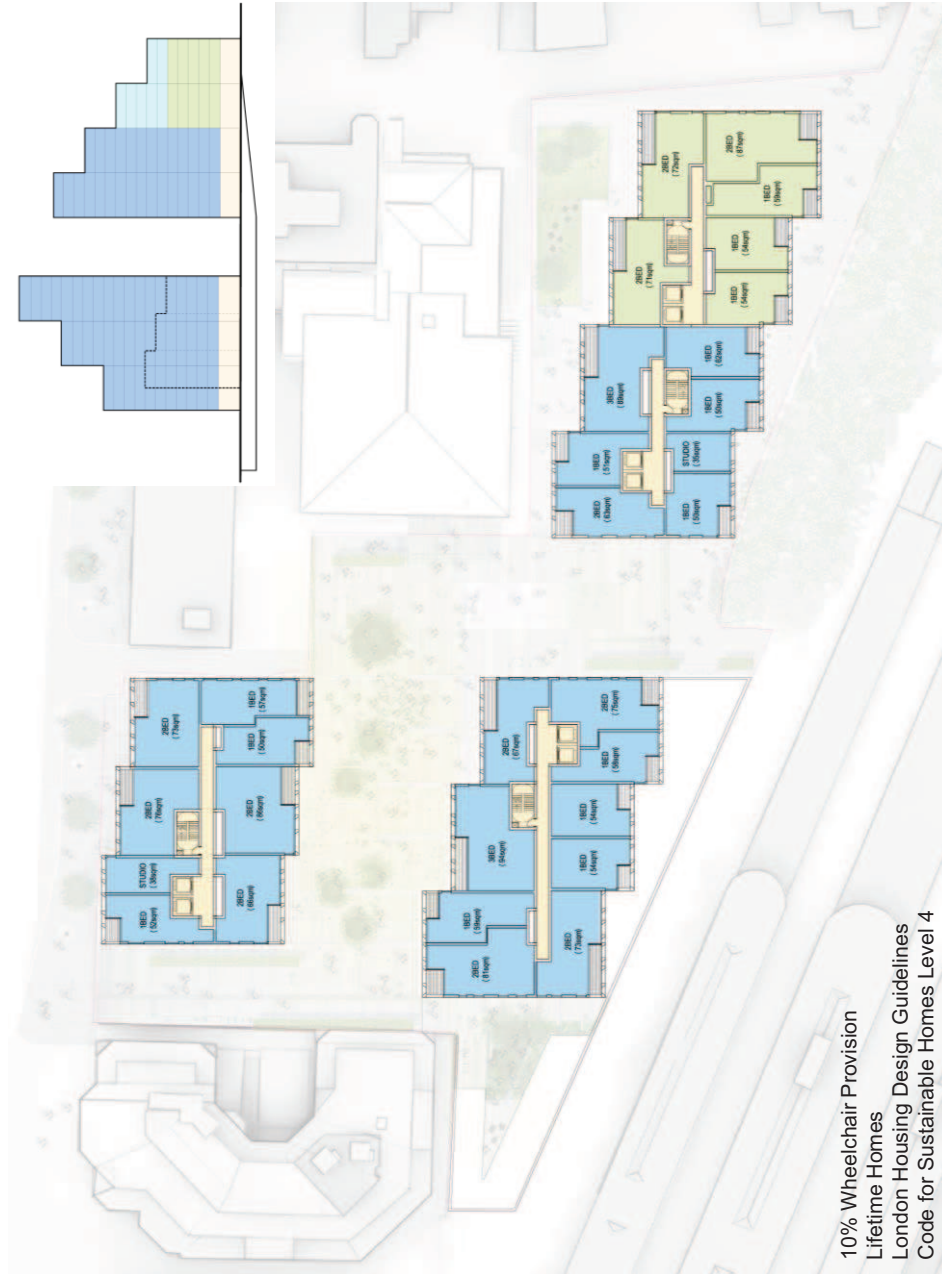
RESIDENTIAL USES TYPICAL FLOOR PLAN

PRIVATE HOUSING:		1B	2B	3B
STUDIOS		13	100	30
UNITS		5%	45%	38%
				11%
GRAND TOTAL				262

INTERMEDIATE HOUSING:		1B	2B	3B
STUDIOS		0	12	9
UNITS		0%	57%	43%
				0%
GRAND TOTAL				21

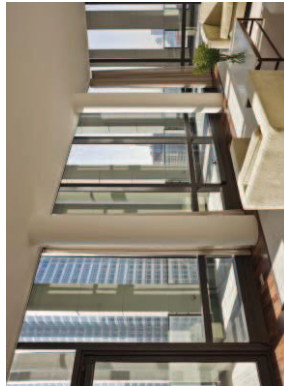
AFFORDABLE RENTED HOUSING:		1B	2B	3B
STUDIOS		0	15	15
UNITS		0%	50%	50%
				0%
GRAND TOTAL				30

TOTAL		1B	2B	3B
STUDIOS		13	146	124
UNITS		4%	47%	40%
				10%
TOTAL UNITS				313



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RESIDENTIAL USES TYPICAL LAYOUTS



INDICATIVE 2BED UNIT LAYOUT



INDICATIVE 1BED UNIT LAYOUT

FAÇADE ELEMENTS

DESCRIPTION OF MATERIALS

North and South Screenwalls:

Precast concrete: fine white aggregate with smooth finish.
450mm wide plan zone with horizontal bands at alternating 6m high fins typical, 9m high at some locations
Self-supporting for gravity loads, thermally-isolated from internal slabs
Coloured material on fins: integral precast colour with formed texture, or terracotta

East and West Walls:

Precast concrete wall panels to internal concrete frame.
6m high panels typical, 9m high at some locations.
Full-height glazing between panels with flush glass spandrel at intermediate floors. See glass enclosure below.

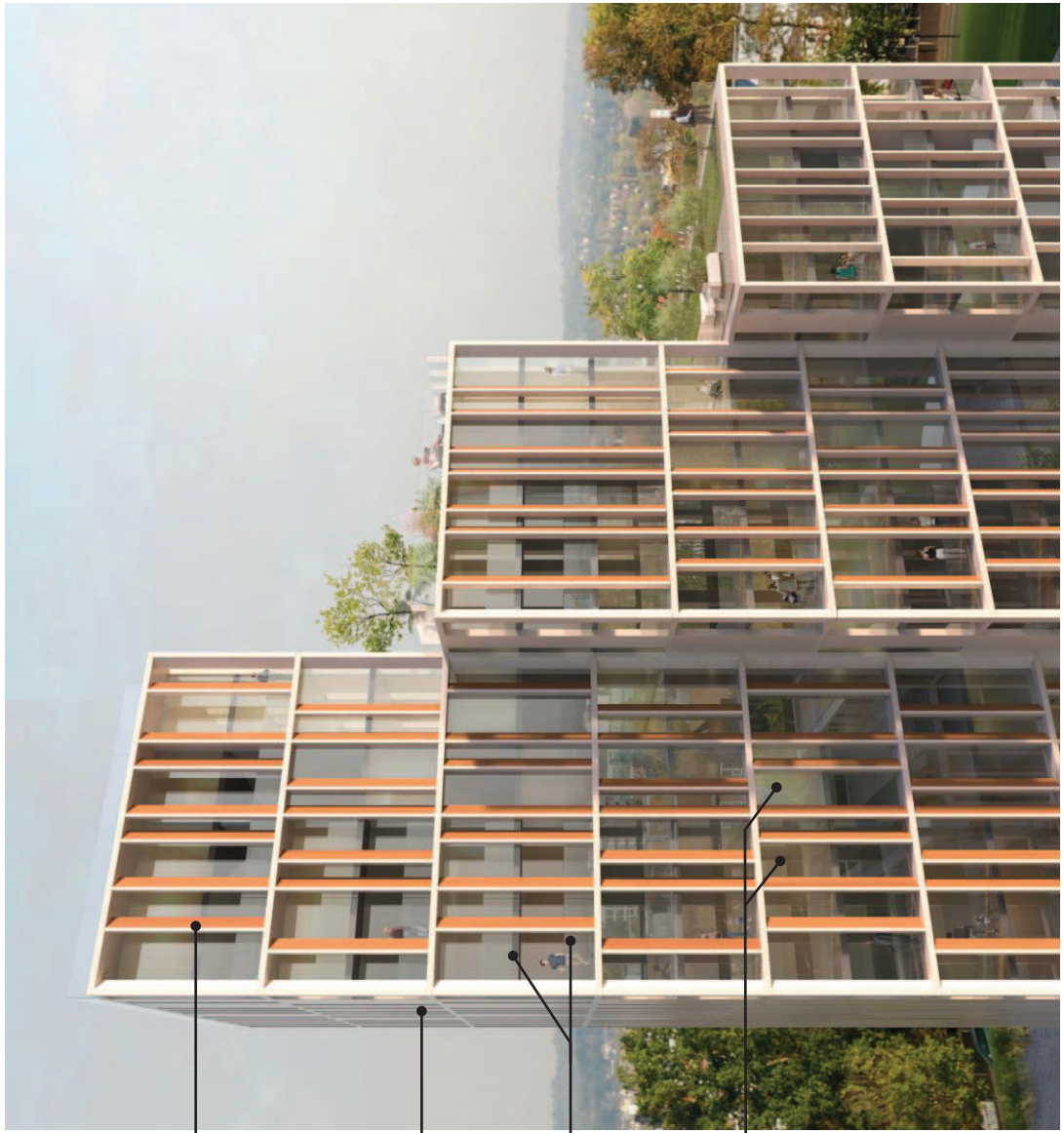
Balconies:

Laminated glass balustrade and spandrel to match glass enclosure, vertically supported on precast fins.
Hardwood timber decking on concealed galvanised frame, internal drainage tray, connected to rainwater collection system.
Tinted anodised aluminium soffit panels.

Inner Glass Enclosure:

Floor-to-ceiling glazing, double or triple-glazed to meet acoustic and thermal performance criteria.
Low-iron glass with solar reflective coating.
Full-height tilt-turn panels in small slots, one per room.
Back-painted glass spandrels at intermediate floors with open reveals for ducted ventilation through ceiling zone (all floors).
Allowance for 20% of panels to become back-painted glass with insulated wall as needed for privacy and solar performance.

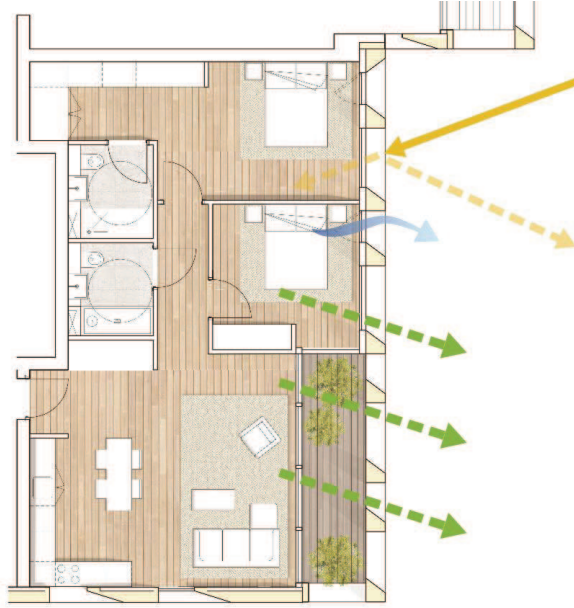
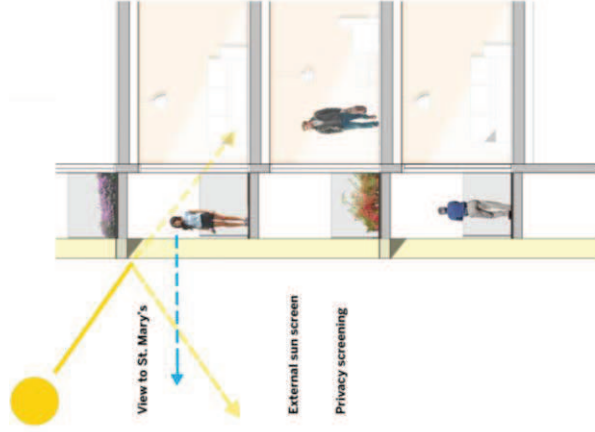
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FAÇADE DEVELOPMENT DIRECTED VIEWS



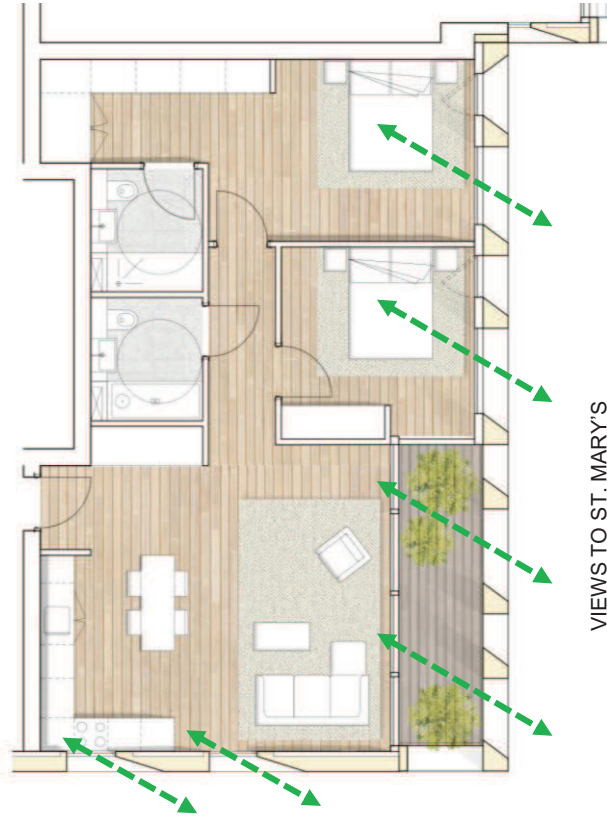
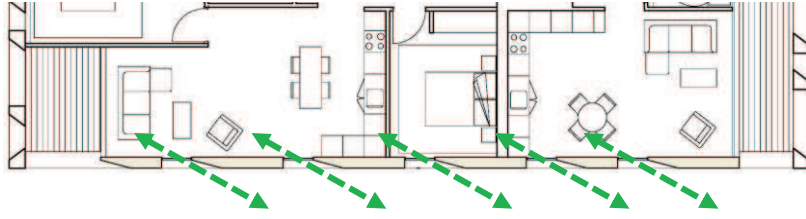
Views directed toward St. Mary's



PROTECTIVE SCREEN FORMATION

<p>1. Striated Massing Smaller volumes of slender vertical proportion</p>	<p>2. Stacked Blocks Height is subdivided into stacked zones</p>	<p>3. Vertical Screen Vertical fins provide visual screening for residential units and a consistent external appearance</p>	<p>4. Residential Amenity Balconies and winter gardens from a subtle backdrop</p>
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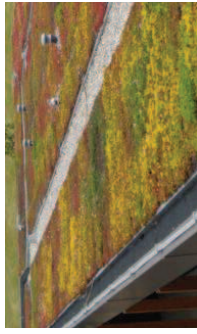
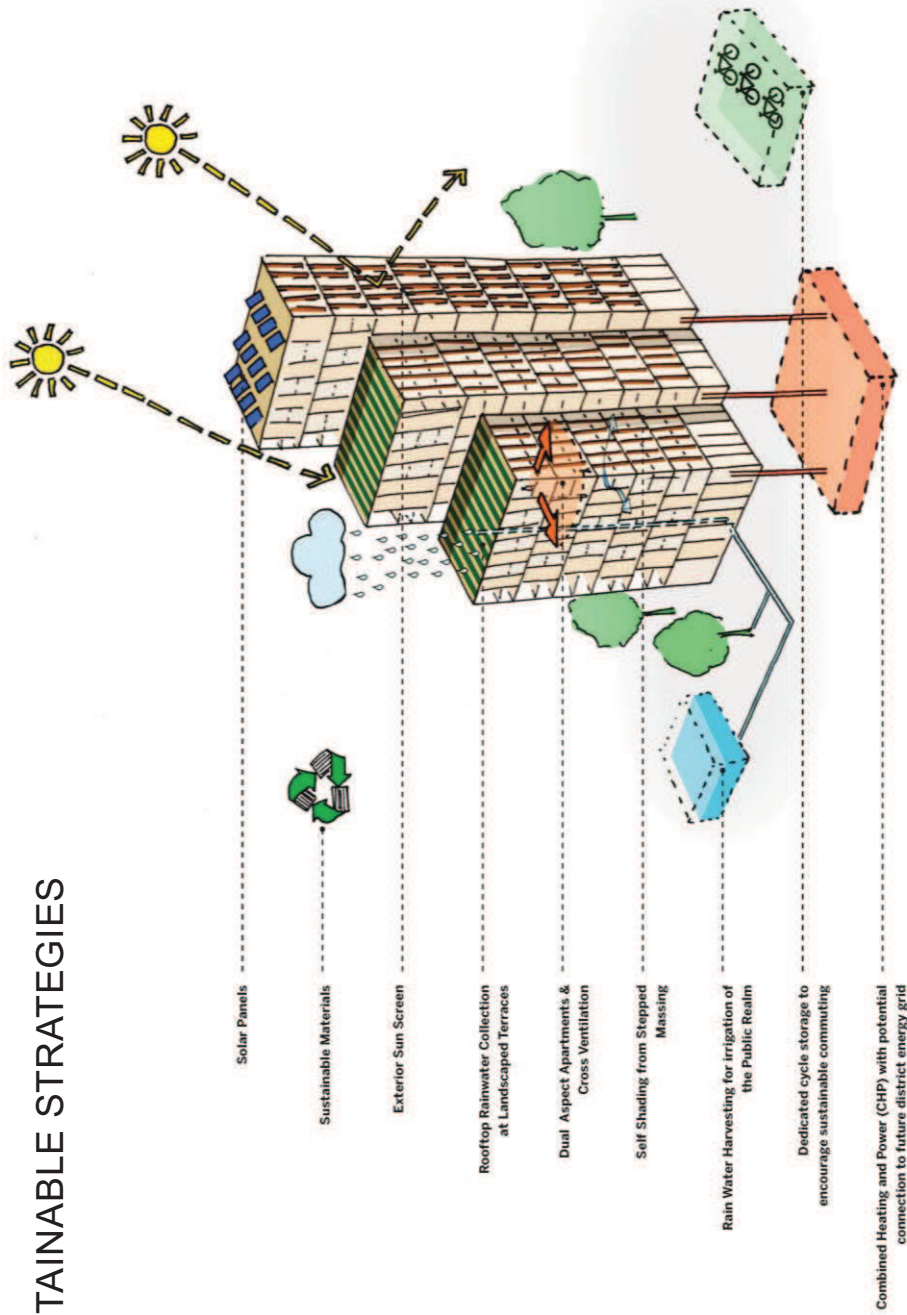
FAÇADE ELEMENTS
SIDE WALL ELEVATION



VIEWS TO ST. MARY'S

COLLEGE ROAD, HARROW
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SUSTAINABLE STRATEGIES

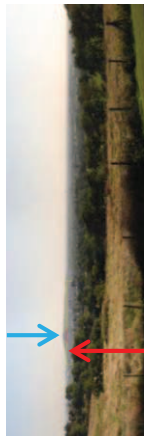


TOWNSCAPE VIEWS

HARROW PROTECTED VIEWS 2013 DEVEL. MAN. POLICIES



#8 The Grove

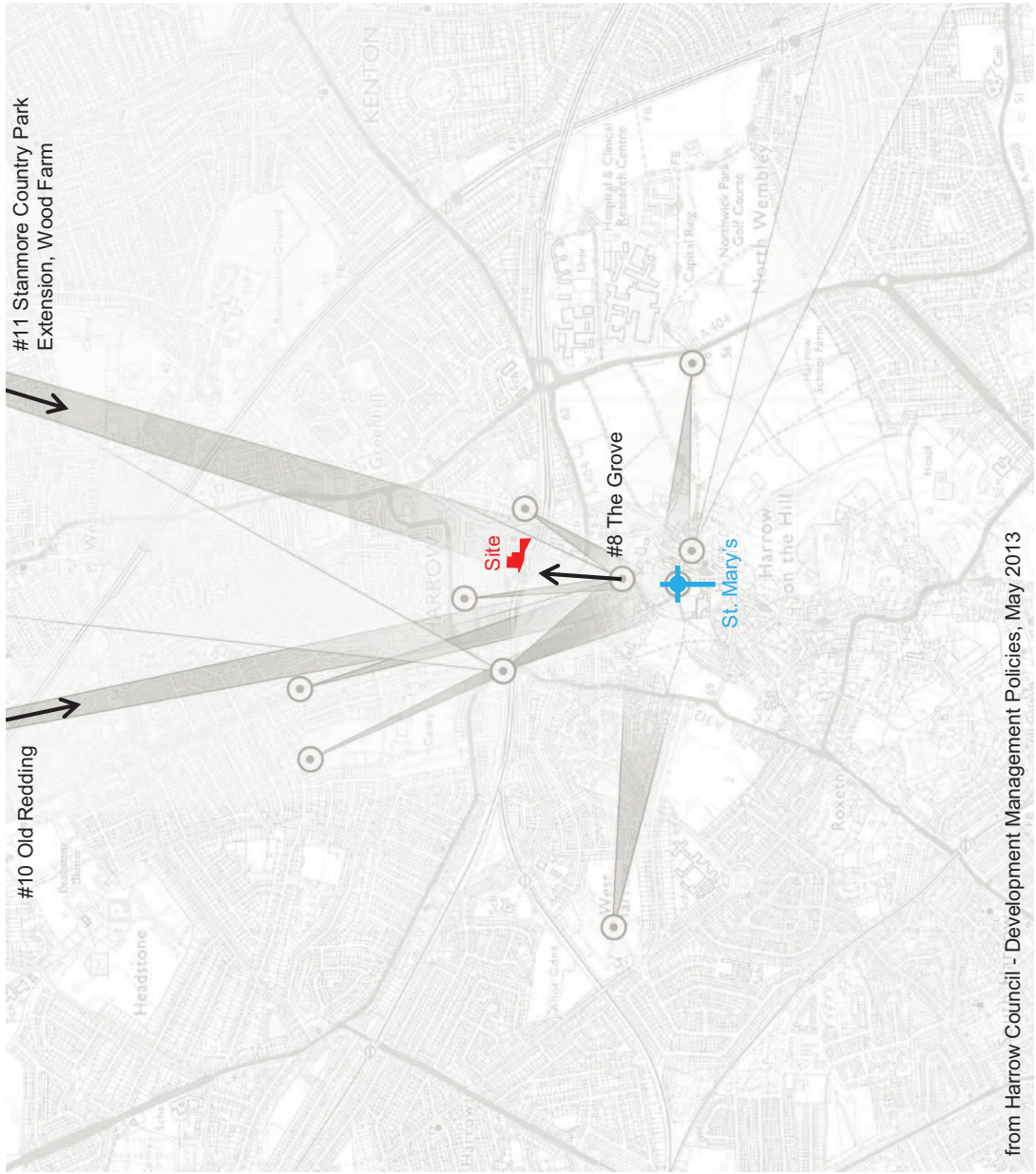


#10 Old Redding



#11 Stanmore Country Park Extension, Wood Farm

COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.



from Harrow Council - Development Management Policies, May 2013

VIEW #8 – THE GROVE



Major Developments Panel

IN PROGRESS

COLLEGE ROAD, HARROW
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VIEW #8 – THE GROVE

Developments Panel - 12 November 2014



IN PROGRESS

COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

VIEW #10 – OLD REDDING



Major Developments Panel - 12 Nov 2014

IN PROGRESS

COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

VIEW #11 – STANMORE COUNTRY PARK EXTENSION, WOOD FARM

11 - 12 November 2014



IN PROGRESS

COLLEGE ROAD, HARROW
SKIDMORE, OWINGS & MERRILL INC.

51 COLLEGE ROAD HARROW COUNCIL MAJOR DEVELOPMENTS PANEL

12 November 2014



Heart of Harrow Regeneration Strategy and Action Plan

12th November 2014

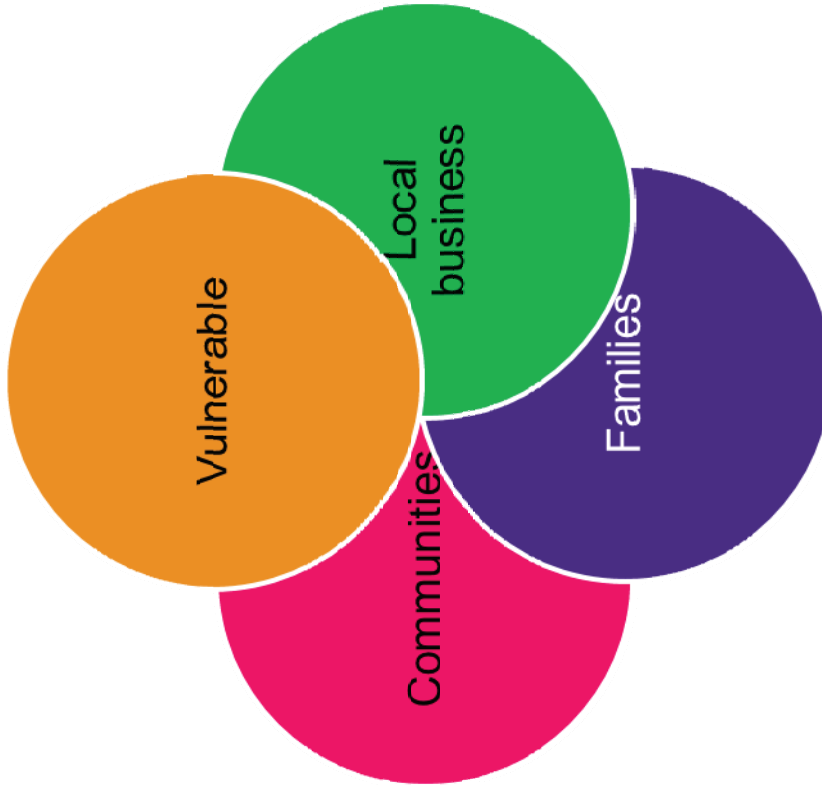


Heart of Harrow Area Action Plan



What will be different?

- Renewed, accessible commercial gateway to the town centre through Harrow on the Hill Station
- 21st Century Civic Centre – lean and efficient
- New central library and arts provision in the town centre
- Up to 5,500 new homes within the action plan area, adding to town centre vitality
- Up to 3,000 new jobs within the action plan area
- A revitalised evening economy in the town centre, with a strong leisure, cultural and restaurant offer
- Grange Farm estates renewal (Homes for Harrow)
- Two new primary schools
- District energy programme
- Linked pocket parks and new urban spaces, with high quality streetscape running through the centre and along Station Road
- Positive marketing programme for the Heart of Harrow



People, Places, Business

- More family and affordable homes
- Private Rented Sector programme
- Employment & training opportunities
- Supporting local businesses
- Attracting new investment
- Estates renewal and infill
- Tackling fuel poverty
- Enhanced infrastructure and services
- Harrow Town Centre regeneration
- Wealdstone District Centre renewal

Regeneration Strategy to 2026

Action Plan 2014 - 18

- **Use Council's land holdings to:**
 - uplift the town centres
 - address an undersupply of housing
 - enhance the centre's catchment area
 - provide future income streams to fund services for residents and businesses
- **Private Rented Sector (PRS) programme:**
 - held and managed by an arms-length, Council Co
 - increase housing supply in the Borough
 - improve the offer to *generation rent*
 - improve standards in Harrow's private rented stock

- Harrow on Hill Station/Old Post Office
 - Accessible tube station and improved bus station
 - Commercial gateway enhanced
 - College Road upgraded with new public square
 - 400+ homes and food and drink quarter
- Lyon Road/Gayton Road
 - 600+ homes, food and drink and community uses
 - New town centre square



Our sites: Wealdstone and other AAP sites

- **Greenhill Way/Civic Centre**
 - Harrow and Wealdstone station access
 - Civic centre reprovided – leaner and more efficient
 - 500+ homes
 - New primary school and public square
- **Palmerston Road/George Gange Way**
 - 200+ new homes
 - 1,200 sqm of new employment space
- **Colart/Barratt**
 - 150 homes and new employment space



Our sites; Wealdstone and other AAP sites

- **Kodak**
 - 985 homes and 1,230 jobs, new primary school
 - 590 new homes (Initially)
 - Major new landscaping works
 - Marketing campaign
- **Leisure Centre**
 - Reprovide leisure complex
 - 180 new homes



Implementation framework



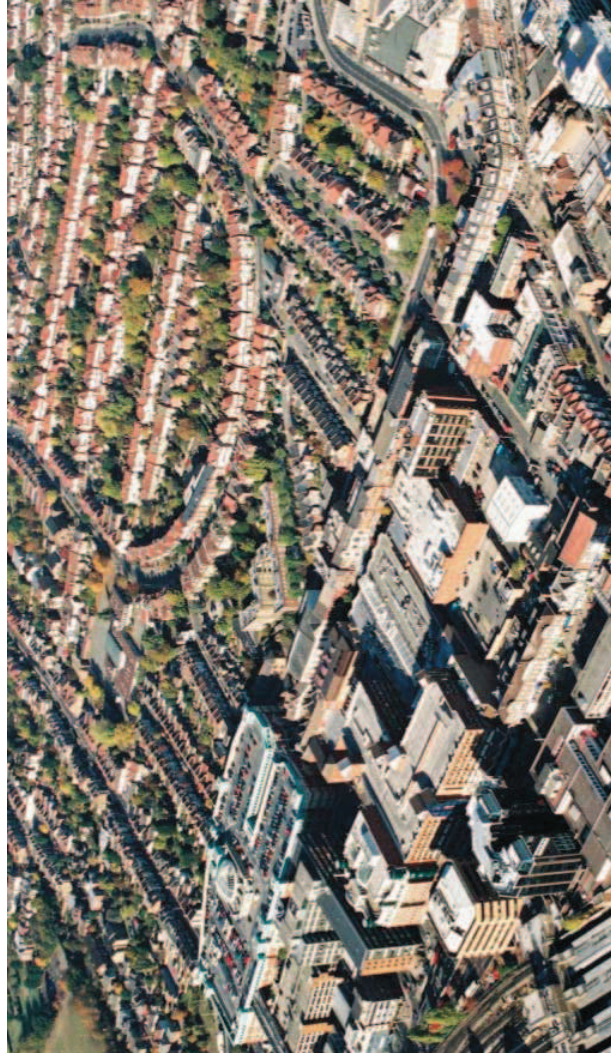
Implementation: our approach



- London Plan OA status and our AAP in place
- Regeneration Board and interim team established (Inner Circle)
- Our delivery partners so far: GLA, TfL, LandSec, Hyde, Fairview, Barratt, Origin
- Funding: through CIL/106, Housing Zone, New Homes Bonus and other bids
- Delivery of initial phase is in progress
 - TfL/Harrow on the Hill sites/Hyde
 - Other major town centre sites/Lyon Rd & Gayton Rd
 - Origin sites/Wealdstone and Harrow TC
 - Kodak phase 1B/Land Securities
- Feasibility studies and business cases for subsequent phases
- Cabinet decision on £1.75Bn+ programme Dec 2014

Funding: GLA Housing Zone

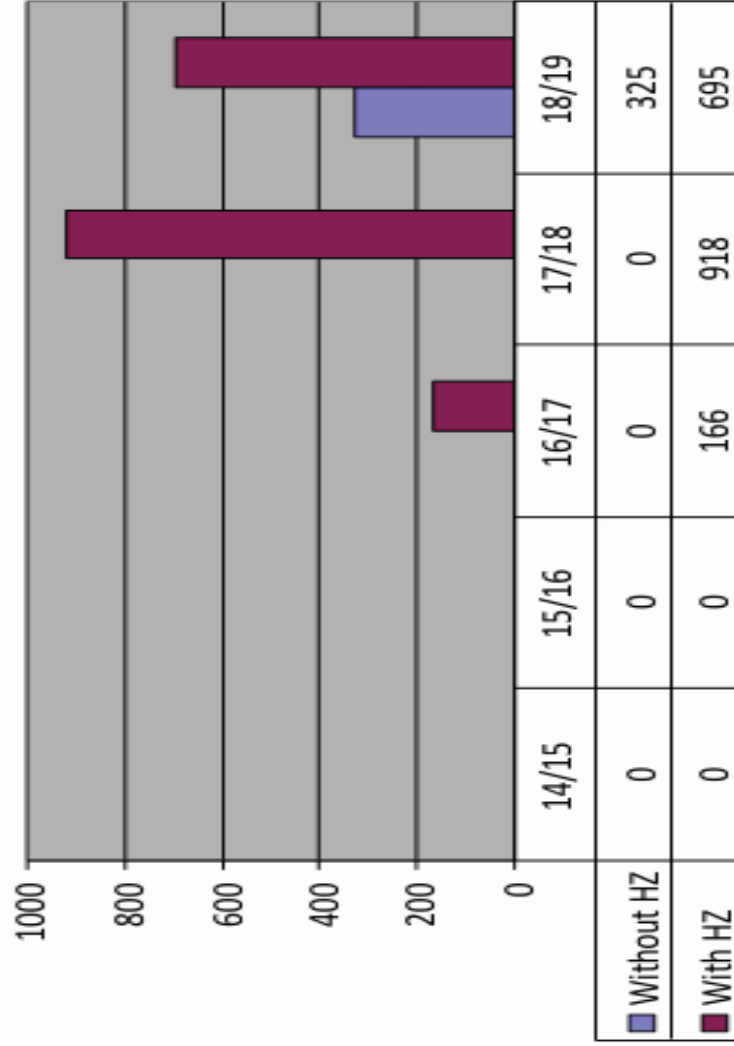
- Government and GLA programme
- £400m available – mix of loan and grant
- 20 zones in London to deliver up to 50K homes
- Delivery over 10 yrs, significant period 2015-18
- Broad mix of housing: affordable, private rented and market
- Our Housing Zone is the AAP area, with town centre and Station Rd sites at the core



Funding: GLA Housing Zone



- Our bid partners: Land Sec, Hyde, Origin
- Our bid went in Sep 30
- Now in negotiation
- Challenge Panel process
- £30-35m investment
- Accelerates delivery of the AAP
- Decision by Jan 15



- **Early delivery priorities (2015-18):**
 - Harrow on the Hill Station/Bus Station/College Rd
 - Lyon Rd/Gayton Rd
 - Colart
 - Kodak Phase 1A and 1B
 - Civic Centre/Greenhill Way Project Phase 1 (to be defined)
 - Initial Private Rented (PRS) projects
- **Longer term opportunities (2018-26):**
 - Kodak additional phases
 - Leisure Centre
 - Park House CP/Palmerston Road sites
 - Civic Centre/Greenhill Way Project additional phases

Any questions?