

Major Projects Update

Scheme	Description	Developer	Residential Units	Commercial Floorspace (SqM)	Planning Stage (Masterplan/ PreApp/ Outline/ Full)	Status/Comments
51 College Road	Redevelopment of the Former Harrow Post Office to Provide 318 Flats (Class C3), 862 Sq. Metres Floorspace for Retail (Class A1), Financial & Professional Services (Class A2), Restaurants and Cafes (Class A3), Pubs and Bars (Class A4), Hot Food Take-Aways (Class A5), Business (Class B1) and Non Residential Institutions (Class D1) Uses and 1,672 Sq. Metres Floorspace for Library (Class D1) Use. 2,413 Sq. Metres Public Realm including New Public Square; Basement and Surface Servicing and Parking (Total 50 Car Spaces, 3 Motorcycle Spaces and 521 Cycle Spaces); Combined Heat & Power Plant; landscaping and roof gardens.	Hyde	318	862	Full PP	Granted 5th January 2016
Lyon Road	Demolition of existing buildings and the erection of 7 new buildings of various heights. Mixed use development to provide 238 private and 49 affordable residential units and 3,050sqm of commercial floorspace	Redrow	287	3,050	Full PP	Development work well underway.
Gayton Road	Redevelopment comprising the demolition of the existing buildings on site and the erection of 355 flats between five buildings in configurations of 5, 6, 8, 9 and 11 storeys with 477sq. metres commercial and community use spaces at ground floor (Flexible uses comprising classes A2, A3, B1 and D1 Use Classes); Basement and surface servicing and parking (Total spaces 171); Principal vehicle access from Gayton Road to the east of the site with secondary site access, emergency access and minor access to the west of the main site access; New public open space, landscaping and associated works/parking bays, 13 motorcycle spaces, landscaping, amenity and playspace.	Fairview	355	477	Planning Application submitted	Granted PP in July. Works expected on site in early 2017.
Bradstowe House	Variation of Condition 18 to EAST/106/01/FUL (16/09/2005) to increase the number of residential flats within the development from 144 to 177, remove the Class D2 floorspace from the first floor. Retail on ground floor.	Comer	177	To be confirmed	Full PP	Scheme now complete.
Cumberland Hotel	Potential redevelopment of Hotel to provide 123 residential units	Origin	123		Full PP	Granted 6th October 2015
Cumberland Hotel + Victoria Hotel	Potential redevelopment of Hotel plus adjacent Victoria Hall for residential plus new community floorspace	Origin	173	D1 - Commuity Hall TBC	Pre-application Stage	Forms part of the Housing Zone (HZ)
Harrow College, Brookshill	Demolition of existing Gaskell and Davis buildings and Construction of new two storey building for use as health and social care educational facility (Class D1); Associated landscaping : Relocation of polytunnel and security hut; New entrance gates and boundary treatment; Alterations to vehicle crossover	Harrow College	N/A	1 building for use as a health and social care facility (1,453 sqm)	Full PP	Planning permission granted
Palmerston Road/Dellers	Proposal is for: REDEVELOPMENT OF THE SITE TO PROVIDE 187 RESIDENTIAL UNITS (USE CLASS C3); 1428sqm OFFICE FLOORSPACE (USE CLASS B1) AND 683sqm FLEXIBLE COMMERCIAL AND COMMUNITY FLOORSPACE (USE CLASSES A1, B1, D1, D2) IN 5 BUILDINGS BETWEEN 1 AND 17 STOREYS IN HEIGHT; BASEMENT TO PROVIDE CARPARKING AND CYCLE PARKING SPACES; ONE ALTERED VEHICLE ACCESS FROM PALMERSTON ROAD; REFUSE STORAGE; ENTRANCE GATES; PUBLIC REALM LANDSCAPING; PHOTO-VOLTAIC PANELS; DEMOLITION OF EXISTING BUILDINGS	Origin	187	1428sqm OFFICE FLOORSPACE (USE CLASS B1) AND 683sqm FLEXIBLE COMMERCIAL AND COMMUNITY FLOORSPACE (USE CLASSES A1, B1, D1, D2)	Full application	Forms part of the HZ. Application received in April and being reported to Planning Committee in November.
ColArt/Artisan Place	O/L: Demolition of existing buildings, retention of the Winsor and Newton former office bldg for business and employment (B1(a), B1(b) and B(c)) and new B1 (2,921sqm); up to 195 new dwellings; safeguarded area for education (D1); new streets, public realm, parking.	Barratt	195	2,921	Full PP	Construction underway
Harrow View West	Redevelopment to provide 314 units plus open space	Persimmon	314		Full application	Construction work begun on early phase
	Intensified scheme: redevelopment to provide 450 units, plus open space	Persimmon	450	n/a	Full application	Application with planning authority
Harrow View East	O/L: Comprehensive, phased, mixed use development, as set out in the Development Specification (March 2015). Includes up to 1800 residential units (C3); up to 220 student units (SG); senior living (C2) and assisted living care home (C2)	Land Securities	1,800	Employment Uses (32,360sqm). Foodstore (2,000sqm). Leisure/ community uses (9,730sqm). Flexible Retail uses (2,000sqm)	Outline	Granted planning permission December 2015
Tithe Farm Sports and Social Club	redevelopment for 30 dwellings with access, parking, landscaping and bin storage; sports and social club house; construction of an artificial turf pitch and multi use games area (muga)	Matthew Homes	30	N/A	Full PP	s106 awaiting completion
Grange Farm estate	Estate Regeneration scheme to replace 260 flats with 500 mixed-tenure homes.	Council	500		Masterplanning Stage	Expected to be reported to planning Committee in coing months
Royal National Orthopaedic Hospital	Outline: New hospital, multi-storey car park, surface car parking, public open space and 356 residential units		365		Outline	Outline pp granted. Reserved matters for first phase(s) approved
Anmer Lodge	Redevelopment of Anmer Lodge and Stanmore car park in four blocks: Block A to provide 1,692 SQ. M (Gross) food retail store with ancillary cafe and 3-5 storeys of flats above. Block B to provide multistorey car park and 4 storeys of flats above; Block C to comprise 3-6 storeys of flats with undercroft parking; Block D to comprise 2-4 storeys of houses and flats. Total 120 dwellings and 294 parking spaces.	Notting Hill Homes	120	1,692	Full PP	Granted 22nd August 2014

Honeypot Lane/Stanmore Place	Redevelopment to provide 798 resid. units (including 40% affordable housing), A1/A2/A3/A4/A5/D1 & D2 floorspace; Class B1(a),(b),(c) floorspace including a business incubator centre; new access onto Whitchurch Lane (Appeal 3565).	St Edward	766		Full PP	Nearing completion - expected Q1 2016
Edgware Town Football Club	Development to provide 189 dwellings.	Weston Homes	189	0	Full PP	Completion expected Dec 2015
Bentley Priory	Change of use from defence establishment to provide a museum/education facility (D1 use), 103 dwellings with associated car parking, ancillary service/accommodation, energy centre, open space, part demolition of Mansion House.	Barratt	103	Museum	Full PP	Nearly complete - 12 units remaining
Townsend and Eaton Houses, Northolt Road	Redevelopment to provide 123 residential units	Origin	116		Full PP	Granted Planning Permission in Summer 2016
Harrow Hotel	Redevelopment to provide 64 flats	Notting Hill Homes	64	n/a	Full PP	s106 awaiting completion
Poets Corner (existing Civic Centre site)	The site has been earmarked for a residential-led, mixed use redevelopment comprising; new homes of all tenures including affordable housing, commercial space, community uses, a new primary school, high quality public realm and landscaping and potential for self/custom build plots. The architects are also be looking at the feasibility of reusing some of the existing civic buildings on site. The Council will be undertaking public engagement during the summer and autumn.	Council	c. 800+	To be confirmed	Pre-application Stage	Forms part of the HZ - Council Site. Applications expected in Spring 2017
New Civic (Wealdstone)	The Council is putting forward robust proposals to leave our costly and outdated Civic centre and build a much smaller and efficient office in the heart of Wealdstone District Centre. This will form the hub of a wider package of regeneration initiative designed to transform the economic performance and quality of life in this locality, helping Wealdstone – which is the borough's most deprived area – to achieve its full potential. Moving our offices into Wealdstone will bring benefits to the local economy, including investment, and boost the business of independent traders and High Street shops.	Council	c. 25-50	To be confirmed	Masterplanning Stage	Forms part of the HZ - Council Site. Design team procured
Byron Quarter (Leisure Centre site)	Over the coming months the Council will be developing a masterplan for the Byron Quarter. This area includes the Harrow Leisure Centre, surrounding car park and the disused test driving site. The masterplan will include space for a minimum of 200 homes, leisure uses and improved public spaces, and create a better relationship with Byron Recreation Ground and stronger links to the town centre. The Council will begin public engagement on the masterplan in the Autumn.	Council	c. 400-600	To be confirmed	Masterplanning / Pre-application stage. Design Team procured	Forms part of the HZ - Council Site. To include the former driving test area. Design team procurement in progress.
Greenhill Way Car Park	Feasibility study leading to potential direct delivery of a mixed-use development and re-provision of existing car parking on this edge-of-town-centre site. Uses likely to include housing, workspace and retail.	Council	c.100-200 depending on mix of uses, to be determined	To be confirmed	Masterplanning Stage	Forms part of the HZ - Council Site
Roxeth Library	Re-provision of Roxeth Library and redevelopment of the site (incl. car park) to provide up to 26 residential units.	Council	c. 25 +	None	Pre-application Stage	Application expected summer 2017
Vaughan Road	Residential led development providing a min of 28 new homes as well as community facilities on existing surface car park. Particular consideration will be given to the design of the public realm in order to improve and activate adjacent cycle and pedestrian routes.	Council	c. 30	To be confirmed	Pre-application Stage	Application expected in Feb 2017
Waxwell Lane	Feasibility study for an existing surface car park. The study is focused around extensive local stakeholder engagement and will explore the potential for a number of complimentary uses including a housing-led option which could provide circa 34 residential units.	Council	To be confirmed	None	Masterplanning Stage	Design team appointed 200516.
Haslam House	Haslam House is a development of Private Rented Sector Housing on a disused children's services site in Stanmore. The site is surrounded by housing on three sides and is developed at an appropriate scale while maximising the number of new homes created. It is comprised of 8 2 bed houses, 6 1 bed houses, and one studio gatehouse. 6 of the houses will be let at affordable rents.	Council	9	None	Full PP	Planning permission granted Sep 2016

	Scheme under construction/completed
	Planning approval secured, not yet under construction