

Wealdstone Regeneration Advisory Panel 15.11.2005

Wealdstone Vitality Study

Summary Feedback from workshop following interim report from consultant

1. Is the diagnosis correct ?

- Yes diagnosis is largely correct High income spenders go to Waitrose which is very close by
- Useful analysis demonstrating link between population and size of centre
- Innovative solutions are needed not large scale redevelopment
- 'Need for open mind'
- Worth considering chance to rethink – new point of view
- Local centre for local people
- Build on reputation for good value
- Build on sub regional transport access

But:

- Parking on-street is needed for drop-in shopping
- Note : Controlled parking areas are available for all day except for 1 hour in the morning and 1 hour in the afternoon
- Fear of crime is major issue
(Police Report – also recommend opening road for surveillance)
Crime prevention survey conducted 2 years ago - was info from this included?
- Have missed the professional element of existing structure i.e. not just retail and community considerations
- Some interest in pedestrianisation
- Sam Maguires– eyesore
- Concern that BME business sector not addressed sufficiently
- Concern that consultation with traders didn't take place

2. Are recommendations appropriate?

- Banqueting facility – will it work?
Is new build option for this viable
Benefits to Wealdstone questionable. Limited impact on footfall. Other options already available e.g. Bryon Hall but not good quality. No large sites easily available in the town centre. How would it be paid for?
- Need to tie multi storey car park into the centre
e.g. Perhaps covered way into Centre with development over
- Council – would need to give inducements to make major investors to come in
Any major investor would need substantial parking
- Improvements needed for Wealdstone Centre to increase its impact
- 'Commercialise' – use public space/café
- 'Metro' supermarket right size but how do we deliver?

- Developing small sites for housing seemed sound in principle
- Better housing mix i.e. more private housing but majority new provision is shared ownership. Note: private sector housing developers have not previously been interested in Wealdstone sites
- Agree Rekindle/improve/define Town Square
improve appearance/better quality landscape/too many 'bits'. Need for 'Grand Design'

3. What hasn't been considered

It is not alright to leave the town centre as it is

- Farmers market (on Sunday?)
- Or Close whole of High Street one day a week – Markets
- Artist's colony
- Commercial use for Wealdstone Centre Café.
- Cars through Headstone Drive to car park
- No pedestrianisation or all pedestrianisation – no happy medium
- Potential for gap sites under the flyover for car parking
- Need to open discussions on larger scale with housing developers
Council role to encourage this
Phased approach – to build spends
New opportunities
- Make more of Station/High Street top end maintaining retail line to station
- Improve access to Byron Park – better use of existing facilities
Possibly re-configure multi storey car park
- Parking space under flyover
- Disabled car parking
- More community involvement
(through Neighbourhood Renewal Forum)

Specific Transport Issues

- Poorly sited crossing points for pedestrians (hang on to local people)

- Poor state of Headstone Drive/Bridge – needs to be made more pedestrian friendly
- Reliance on specialist shops – who in turn rely on short term parking (but not necessarily in pedestrianised area) Considerable scope on 'periphery'
- Navigating the High Street
e.g. Locket Road to Gordon Road
The Bridge to Station Road
- Any solutions need to simplify traffic management
- Would be helped by more short term parking – 1 hour free
- Car Parking availability?
- Surveillance of parking makes it safe
- Traffic solutions without car access not acceptable