

## Major Projects Update

Scheme	Description	Developer	Residential Units	Commercial Floorspace (Sqm)	Planning Stage (Masterplan/ PreApp/ Outline/ Full)	Status/Comments
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 complete
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	Scheme complete
Edgware Town Football Club	Development to provide 189 dwellings.	Weston Homes	189	0	Full PP	Scheme complete
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	798	Business Incubation Unit	Full PP	Nearing completion
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	Construction in progress and first phases being marketed.
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	Phase 1 complete and occupied. Phase 2 in progress. Workspace complete.
Harrow View West	Redevelopment to provide 314 units plus open space	Persimmon	<315>		Full permission	Construction underway - however scheme will be modified by intensification scheme (below)
Harrow View West	Intensified scheme: redevelopment to provide 464 units, plus open space	Persimmon	464	n/a	Full application stage	Proposals submitted 30.09.2016
Townsend and Eaton Houses, Northolt Road	Redevelopment to provide 123 residential units	Origin	123		Full PP	Granted 06/07/2016. Demolition underway. Applicant in process of discharging various planning conditions.
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 application	Revised scheme approved. Demolition complete and contractor appointed.
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. Construction underway. Applicant in process of discharging various conditions.
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	Reported to Planning Cttee on 25th May 2016 with recommendation to grant PP. Now approved and under construction.
Vaughan Road	Residential led development providing 33 new homes as well as community / commercial facilities on existing surface car park. Public realm works to eastern end of Vaughan road to provide new on-street parking spaces and new public realm adjacent to pedestrian underpass entrance. Public consultation has been ongoing for the past 15 months	Council	33	242sqm	Full Planning Permission	Planning consent granted in September 2017. Contractor now being appointed.
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	1692	Full PP	Granted 22nd August 2014
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 have disposed in two phases to (1) L&Q and (2) Hyde/Barratt JV	1800	Employment Uses (32,360sqm). Foodstore (2,000sqm). Leisure/ community uses (9,730sqm).	Outline	Outline pp granted.
Royal National Orthopaedic Hospital	Outline: New hospital, multi-storey car park, surface car parking, public open space and 356 residential units	RNOH	365		Outline	Outline pp granted.
Harrow Hotel	Redevelopment to provide 64 flats	Notting Hill Homes	64	n/a	Full PP	Resolved to Grant at Planning Committee (Feb 2016) subject to conditions
Cumberland Hotel	Potential redevelopment of Hotel to provide 123 residential units	Origin	<123>		Full PP	Granted 6th October 2015
Cumberland Hotel + Victoria Hotel	Phase 2 - Potential redevelopment of Hotel plus adjacent Victoria Hall for residential plus new community floorspace	Origin	215	D1 - Community Hall TBC	Pre-application Stage	Forms part of the Housing Zone (HZ). Expected to be submitted September/October 2017.

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 called in by the Mayor and a resolution to grant in March 2017. Currently agreeing the S106.
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	0	1 building for use as a health and social care facility (1,453 sqm)	Full application	Application expected to be reported to Planning Committee in July.
Grange Farm estate	Hybrid planning application to comprehensively redevelop the entire estate. Site is listed as being open space. Application is to reprovide the entire estate. A large community centre is also to be provided.	Council	500		Hybrid application	MOD had raised concerns over safeguarding issues. Revised application to be submitted in December 2017.
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. Public engagement events have been ongoing over the last 15 months.	Council	900	Approximately 3,000sqm commercial space; Approx. 2,700sqm D1 space (school)	Pre-application Stage	Forms part of the HZ - Council Site. Design development progressing towards planning application submission in February 2018.
New Civic (Wealdstone)	Redevelopment proposals include the demolition of Peel Road car park, provision of a new Civic centre along with the use of the ground floor of Premier House for civic and community uses; extensive public realm works; new residential building on the south-eastern corner of the site and re-provision of the ISSC into new, purpose built development. Public consultation and extensive internal consultation has been ongoing since Autumn 2016.	Council	80	Approximately 9,000sqm	Pre-application Stage	Forms part of the HZ - Council Site. Design development progressing towards planning application submission in December 2017.
Byron Quarter (Leisure Centre site)	Leisure-led redevelopment of the existing Leisure centre complex and driving test centre site to provide: new leisure centre, new Byron Hall and indoor bowls centre, new gymnastics centre; improvement works to the Skate Park, Byron Park and extensive public realm works including new playground and tennis courts. Development would be cross-subsidised by approximately 815 new homes in a mix of affordable and private tenures. Public consultation ongoing since the beginning of this year	Council	815	Approx 14,000sqm for leisure centre, new Byron Hall, new indoor bowls and new gymnastics centre	Pre-application Stage	Forms part of the HZ - Council Site. Design development progressing towards planning application submission in December 2017.
Greenhill Way Car Park	Feasibility study 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	TBC	To be confirmed	Masterplanning Stage	Forms part of the HZ - Council Site
Waxwell Lane	Redevelopment of Waxwell Lane car park for residential development. Extensive public engagement has been ongoing for approximately 12 months.	Council	20	None	Pre-application Stage	Design development progressing towards Planning Application submission in December 2017.
Harrow View East	Reserved matters application pursuant to outline permission granted under P/2165/15 for the former Kodak Factory site. Phase A only. Comprising: New homes 650 Parking spaces 259 Landscape (green link) 11,100 m2 Care Home up to 5,500m2 Healthcare up to 2,820 m2 Food store up to 2,000 m2 Flexible active uses min 500m2/ ma 2,000m2 Energy centre 600 m2 School 3630 m2	London and Quadarant	<650>	TBC	Pre-application Stage	Expected submission August 2017
Harrow View East	Reserved matters application pursuant to outline permission granted for the former Kodak Factory site. Block D7 of Phase D only and Green Link. Comprising of residential units and open space only.	Hyde/ Barratt	<450>	None	Pre-application Stage	Expected Submission October 2017

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