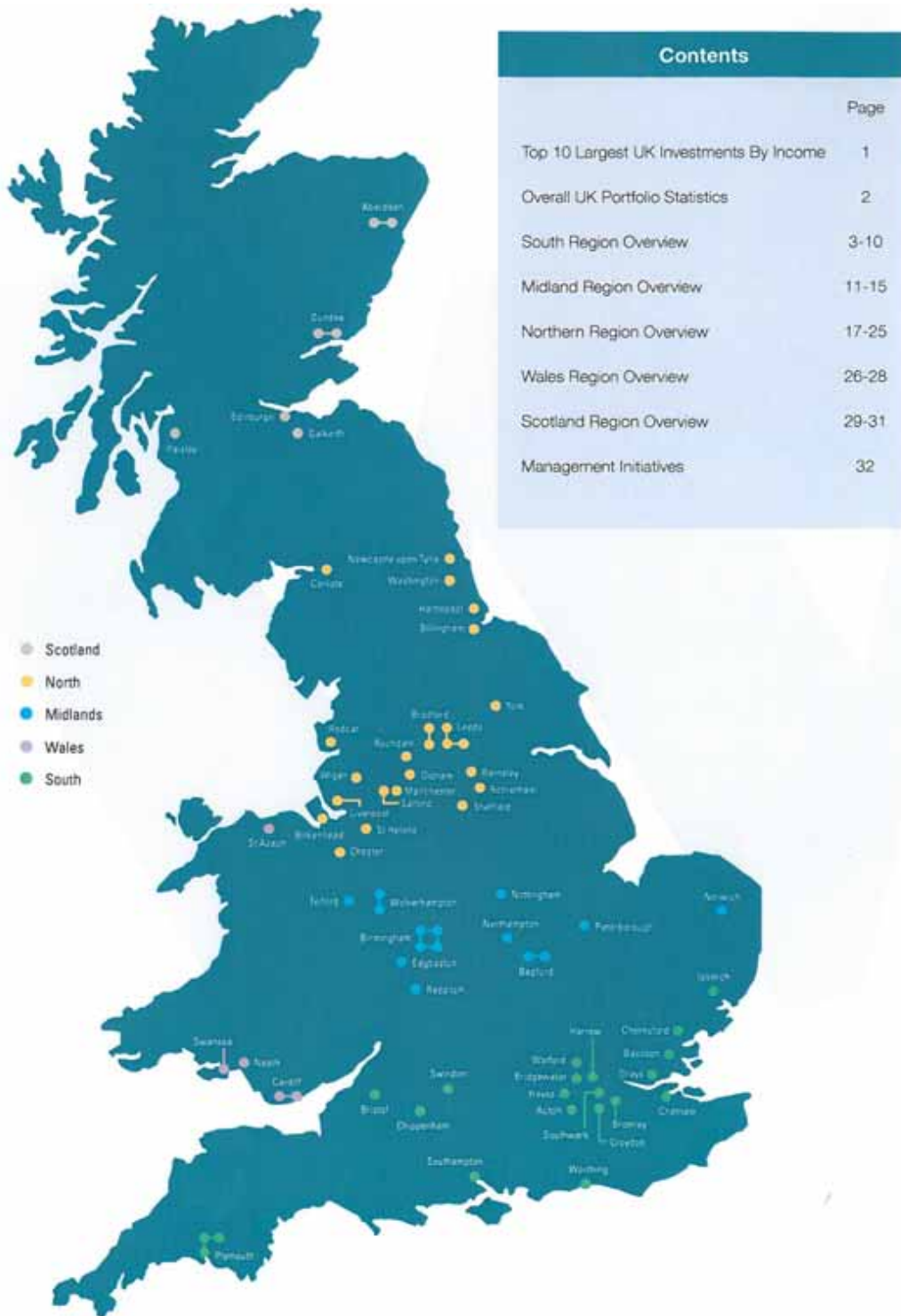




- Land owner: Wichford PLC
- Project Managers: Lockglide Ltd.  
John Smyth and Martin Sandys
- Architects:  
MOSS Architects  
Rawdon Sherwood
- Planning Consultants: Savills  
John Dyke
- Metropolitan Housing Partnership  
Oliver Boundy



- Property Investment Company set up in 2004



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- UK and Europe portfolio comprising 83 properties



Unicorn House, 28 Elmfield, **BROMLEY**



Newington Causeway, Elephant & Castle, **SOUTHWARK**



Exchange House, 60 Exchange Road, **WATFORD**



St. Anne's House, Wellesley Road, **CROYDON**

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- UK and Europe portfolio comprising 83 properties
- Current fund value circa £573m



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- Wichford now pursuing consent for comprehensive development of both sites



- Lockglide - Project Managers
- Site Assembly
- Site Context



- Vision: New Environment
- Mix of Uses - Housing, offices, A3 & DI uses
- Development Strategy
- Viability
- Transformation of the Area



# LYON & EQUITABLE HOUSE REDEVELOPMENT

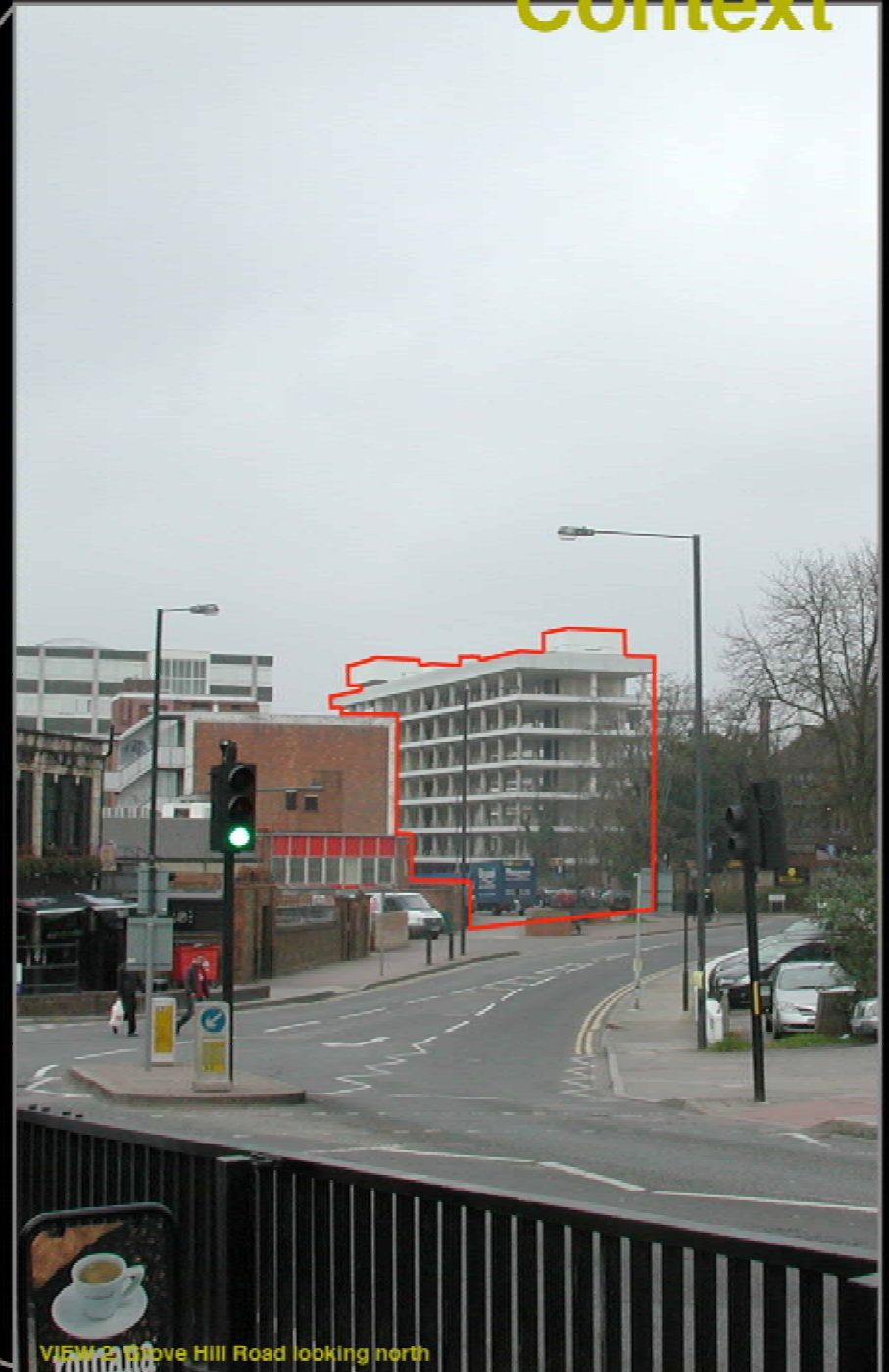
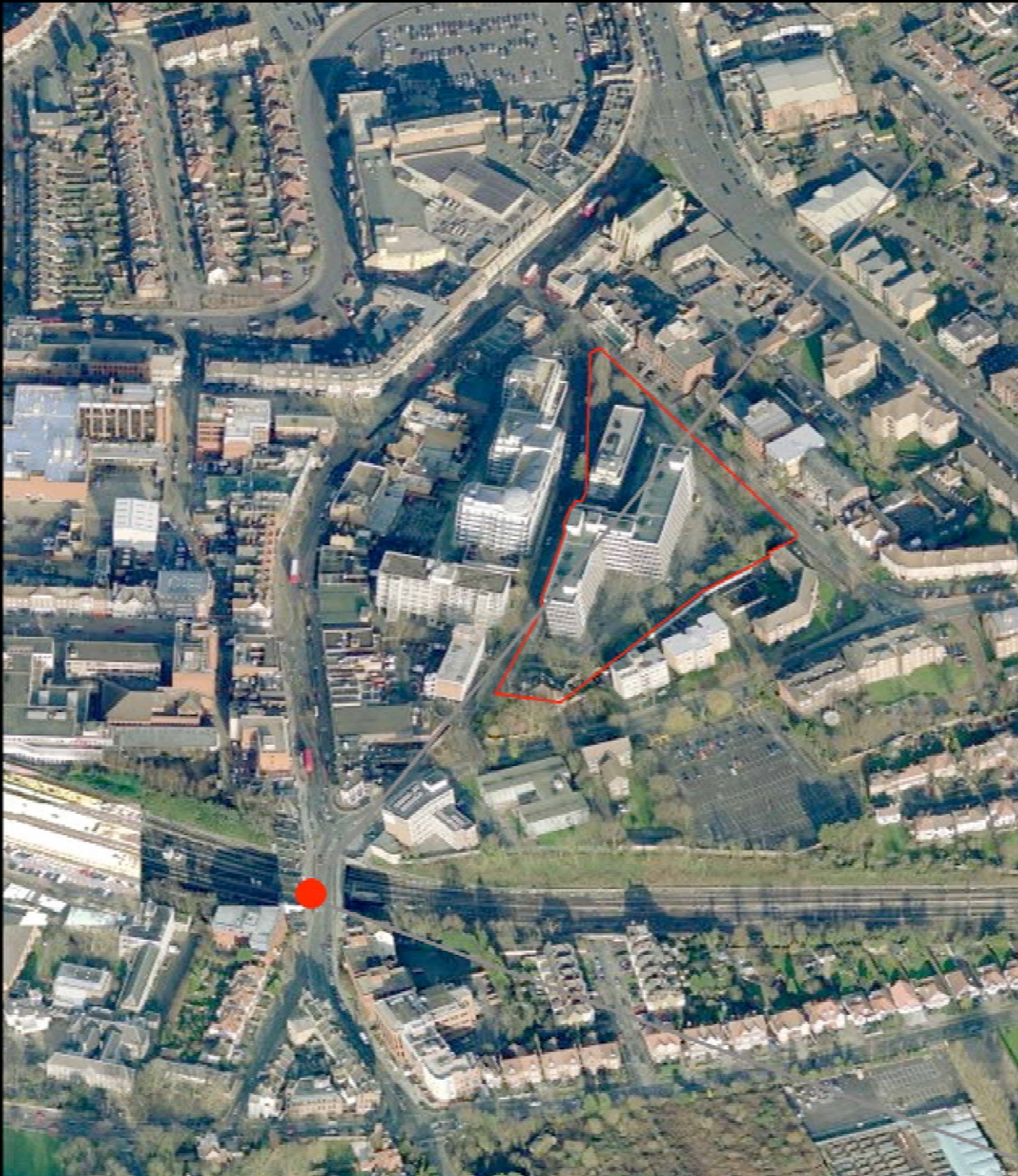
# Context



VIEW 1. Harrow on the Hill station looking east

# LYON & EQUITABLE HOUSE REDEVELOPMENT

# Context



VIEW FROM Grove Hill Road looking north

# LYON & EQUITABLE HOUSE REDEVELOPMENT

# Context



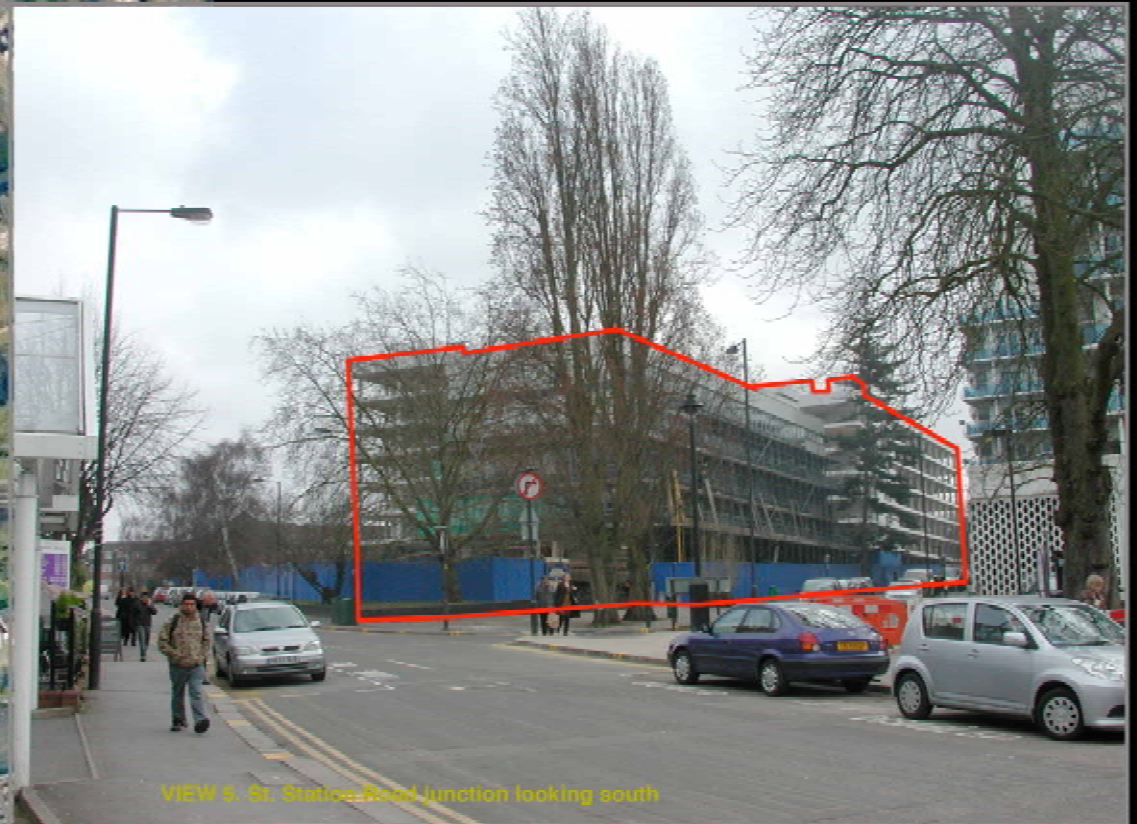
VIEW 3: Lyon Road looking north

# LYON & EQUITABLE HOUSE REDEVELOPMENT

# Context



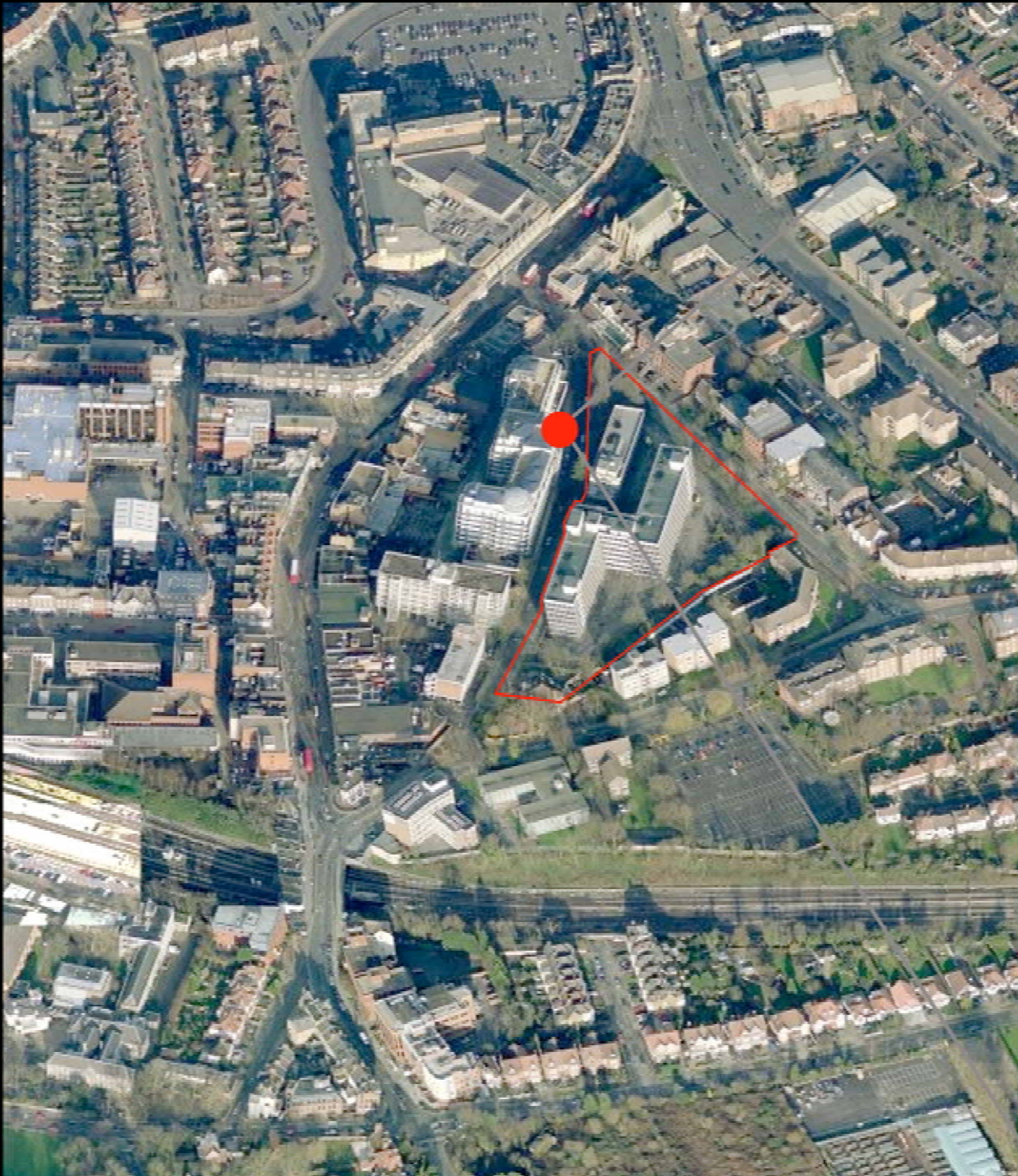
VIEW 4. St. Johns Road and Gaytons Road junction looking north



VIEW 5. St. Station Road junction looking south

# LYON & EQUITABLE HOUSE REDEVELOPMENT

# Context

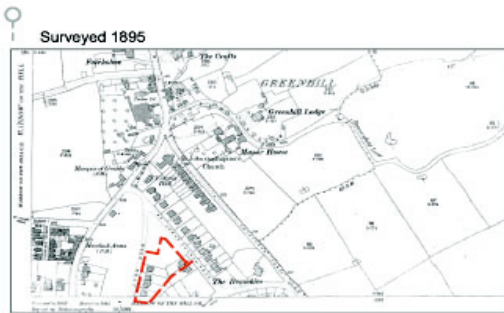


VIEW 6. Lyon Road looking east

## Connectivity

- The site is well placed being located to the Eastern edge of central Harrow with a wide range of amenities and facilities, shopping, health care and travel within a few minutes walk.
- The site acts as a link between the commercial area and the residential area.





Surveyed 1895

1895 the village of Harrow on the Hill houses a small population in a rural setting.



Surveyed 1912

By 1912 its green land begins to be developed to provide new housing.



Surveyed 1935

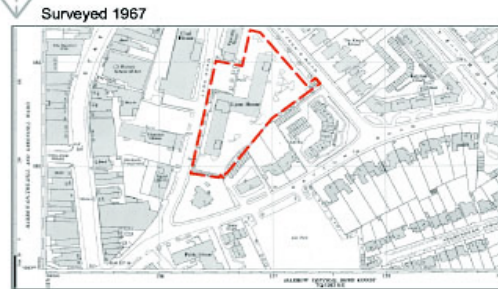
By 1935 Harrow on the Hill becomes a densely populated urban town.



Surveyed 1936



Surveyed 1961



Surveyed 1967

Lyon House is built between 1961-1967

- 1895 - 1960

The site is occupied by a series of large residential villas set in their own gardens.

In 1960 the site was developed along with adjacent site to provide large office schemes comprised of Lyon House, Equitable House and Davy (now Platinum) House.

## Historical Context





- Comprehensive regeneration of this 1960's island site to provide a well designed, safe and environmentally responsible office and residential development.
- Distinctive Architecture which responds to and enhances the local area providing a desirable urban location for people to work and live.
- Building lines/ street frontages are respected and reinforced with the proposed pavilion buildings making reference back to the sites history.
- Greening of what is currently an ostensibly hard landscaped area to breathe life back into the site.
- Low speed pedestrian priority environment encourages cycle and walking rather than car use .
- Creating a sustainable social mix through building, type, size and tenure mixes.
- New amenity space for residents , visitors and children to enjoy.
- Sustainable , low carbon buildings for the benefit of residents, workers and the environment.
- Provide a safe and secure environment using passive surveillance and secure by design philosophy.
- Provide modern flexible office accommodation in line with local need.



## Scheme Mix

- Residential circa 260 homes
- Affordable housing in partnership with MHP  
(Low cost home ownership & affordable rent)
- Offices circa 3,800 sq.m.
- A3 and D1 uses



View 1: Existing



View 1: Proposed



View 2: Existing



View 2: Proposed



View 3: Existing



View 3: Proposed





View 4: Existing



View 4: Proposed



View 5: Existing



View 5: Proposed



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