

Harrow and Wealdstone Intensification Area – Area Action Plan Stage 2

Structure of Masterplan - subject to amendment and revision during project development

1. Context/introduction/scene set
 - Main outcomes of technical report
 - Preferred option/spatial vision
 - Purpose of masterplan (ie DM policies, site specific allocations/guidance and proposed delivery, to give effect to the preferred option)
- 2 Key drivers
 - Policy context (London Plan & Core Strategy)
 - Market conditions
 - Infrastructure requirements – movement infrastructure and community infrastructure
 - Site constraints - access, traffic, neighbours, ground conditions, biodiversity, flood risk, sewerage etc
 - Engagement Forums – anticipated 2 x meetings with 5 engagement forums
 - EqlA, SA
 - “Place Shaping” vision
- 3 Area-wide Spatial Strategy
 - Vision/narrative for the 3 main character areas and wider sub areas (including potential for specific “quarters”)
 - Issues/challenges/opportunities
 - Public realm/transport strategies - routes & spaces, design standards, access to green space & other destinations, junction improvements, smoothing traffic flow
 - Urban design guidance (to include advice on building height and response to context, views, and parameters for tall buildings)
- 4 Draft policies
- 5 Phasing
- 6 Sites
 - Description
 - Size
 - Constraints
 - Objectives
 - Enabling development commentary
 - Ownership
 - Mix of uses/quantum/tenure and how this responds to relevant planning policy
 - Wider context analysis
 - S106 onsite and offsite
 - Delivery/phasing/priority
 - Development/design requirements
 - Visualisation (include use of 3D model if agreed to be appropriate)
- 7 Delivery/phasing/cost/funding
 - New infrastructure (what/where, cost/funding, public/private)
 - Inward investment strategy (or suggested approach/content)
 - Phasing priorities
 - Land assembly opportunities