

Major Developments Panel
26th May 2011

Strategic Development of the Heart of Harrow

The meeting will take the form of a series of presentations – from officers, consultants and developers - on some of the key issues, challenges and opportunities affecting the future development of the Heart of Harrow, focussing on:

- Spatial strategy
- Key issues - transport requirements and office renewal
- Implementation – investment in town centre infrastructure and Green Grid
- The Lyon House and Kodak sites

The Panel is recommended to:

- Note and comment on the report, and the actions that are being taken to progress the strategic development of the Heart of Harrow Intensification Area;
- Support outline proposals and suggested priorities for infrastructure investment in 2011/12, to improve the network of public spaces in Harrow town centre and adjacent to the Intensification Area;
- Comment on any issues arising from the presentations on transport and movement within the Intensification Area and the future use of the Lyon House and Kodak sites; and
- Note the content of the Major Sites Schedule.

Strategy

- Stage 1 of masterplanning study completed
- 6 week public consultation on AAP Issues & Options commenced
- 12 consultation events planned, including Under One Sky



Harrow and Wealdstone area development

The Council is producing an exciting new plan to revitalise Wealdstone, Station Road and Harrow Town Centre - what we call the Heart of Harrow.

It is the borough's economic, shopping and leisure centre and really important for the future of all of Harrow. It is important that we have a vision for the area so that we can attract new investment, create more jobs, improve the shopping and leisure offer, and deliver on the Mayor of London's target for new homes.

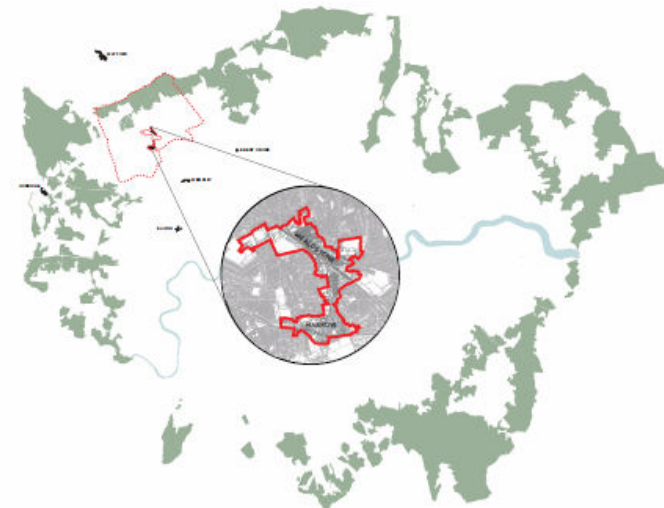
We need your help



Heart of Harrow

Stage 1 report for the Harrow and Wealdstone Intensification Area

March 2011



East with

GVA Grimley
Alan Baxter and Associates
Formation Architects

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East team recommissioned for Stage 2 to develop the Preferred Option. Masterplan will be detailed and specific, with tangible outputs, including

- a spatial vision/narrative for the three main character areas - Harrow town centre, Wealdstone and Station Road
 - public realm proposals and urban design guidance (including guidelines on tall buildings)
 - specific proposals for key sites – type, quantum, mix & layout
 - essential infrastructure requirements
 - phasing and delivery strategy
- Stage 2 to be developed in conjunction with Engagement Forums and Members. Panel site visit could be considered to help shape spatial vision
 - Draft masterplan to be completed for September Panel

Key Issues

Transport

- A key issue in Stage 1
- Concerns about capacity, congestion, accessibility – from Members, businesses and community groups
- Improvement strategy will be developed in Stage 2
- Focus will be on local improvements
 - to improve access to the two rail stations
 - increase peak hour capacity on some bus routes
 - smooth traffic flow by improving key junctions and corridors
 - reduce barriers to walking and cycling
- Trenton Williams, from Alan Baxter Associates, will outline the challenges and opportunities that will need to be considered in Stage 2. Tony Wood (HPTUA) is also available to comment on the ABA presentation

Heart of Harrow

Harrow & Wealdstone Intensification Area

Major Development Panel

Thursday, 26 May 2011

East
GVA Grimley
Alan Baxter

Harrow & Wealdstone
Intensification Area



Stage 1

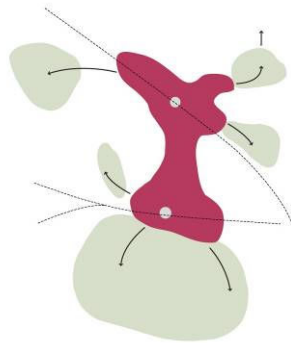
Sept 2010 – Mar 2011

Baseline Report

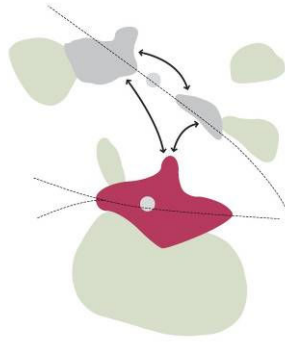
- Planning policy context
- History and heritage
- Urban form and character areas
- Movement and transport
- Socio-economic demand & supply
- SWOT

Technical Report

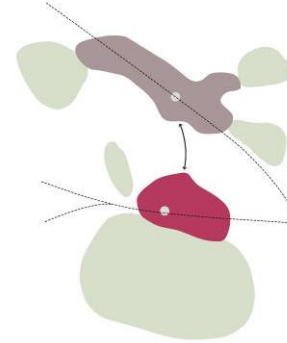
- A spatial vision for Harrow's Intensification Area
- Options for delivery of growth targets (2,500 homes and 3,000 jobs)
- Strategic objectives and design principles



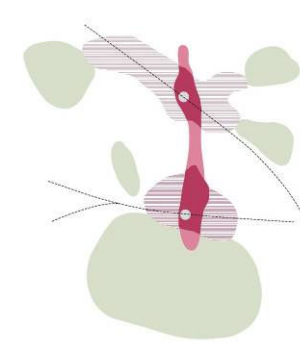
1 One Centre



2 Harrow +



3 Two Centres



4 High Road and Centres

→ Reg 25 consultation to identify a Preferred Option
(13 May – 24 June 2011)

Stage 2

June – Nov 2011

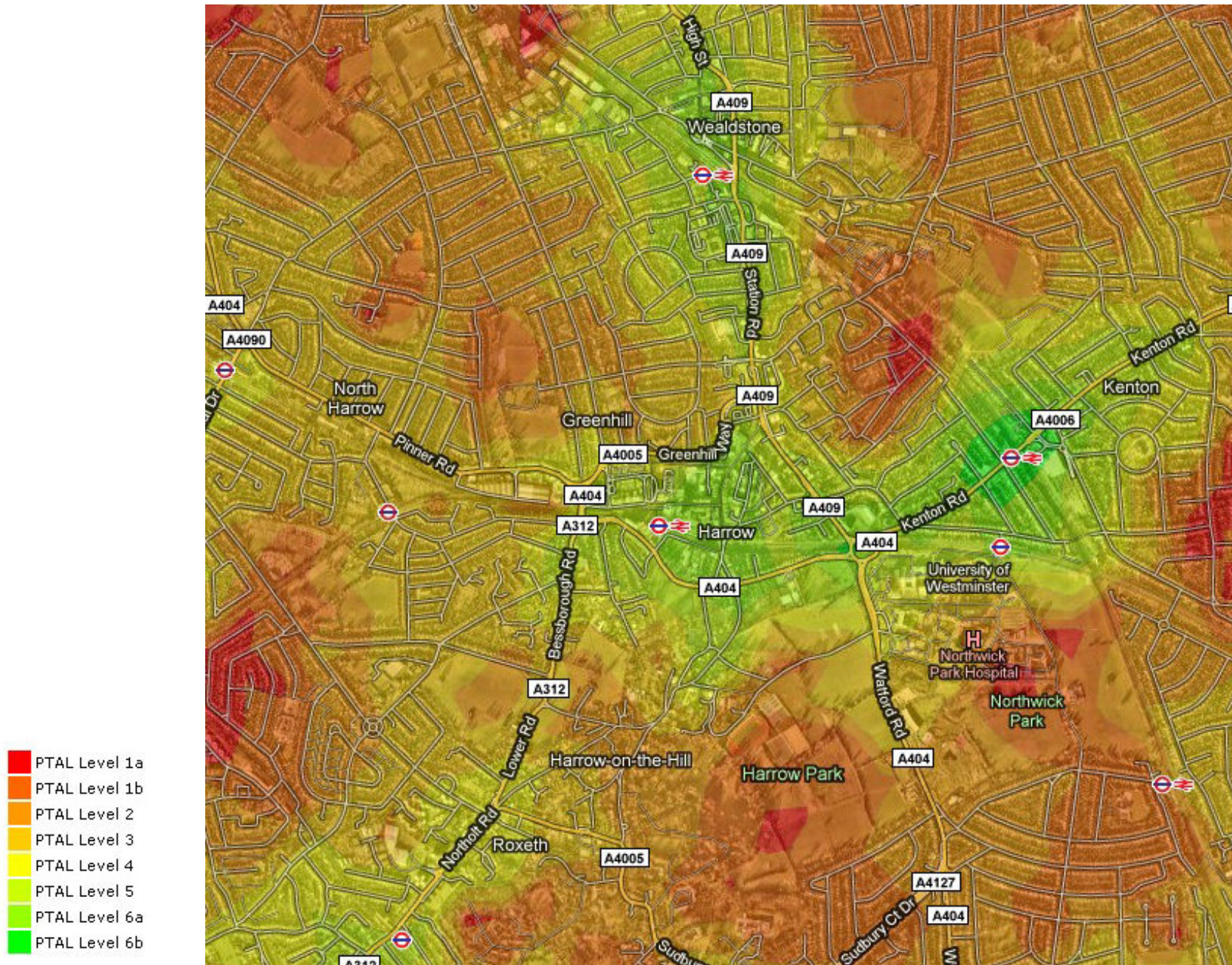
Development of Preferred Option Masterplan into a pre-submission version of the AAP

- Transport Strategy
 - Walking and cycling
 - Buses
 - Rail and Underground
 - Vehicles
 - Parking
- Site-specific Proposals
 - Developer engagement
 - Outline Site Masterplans
- High level impact assessment

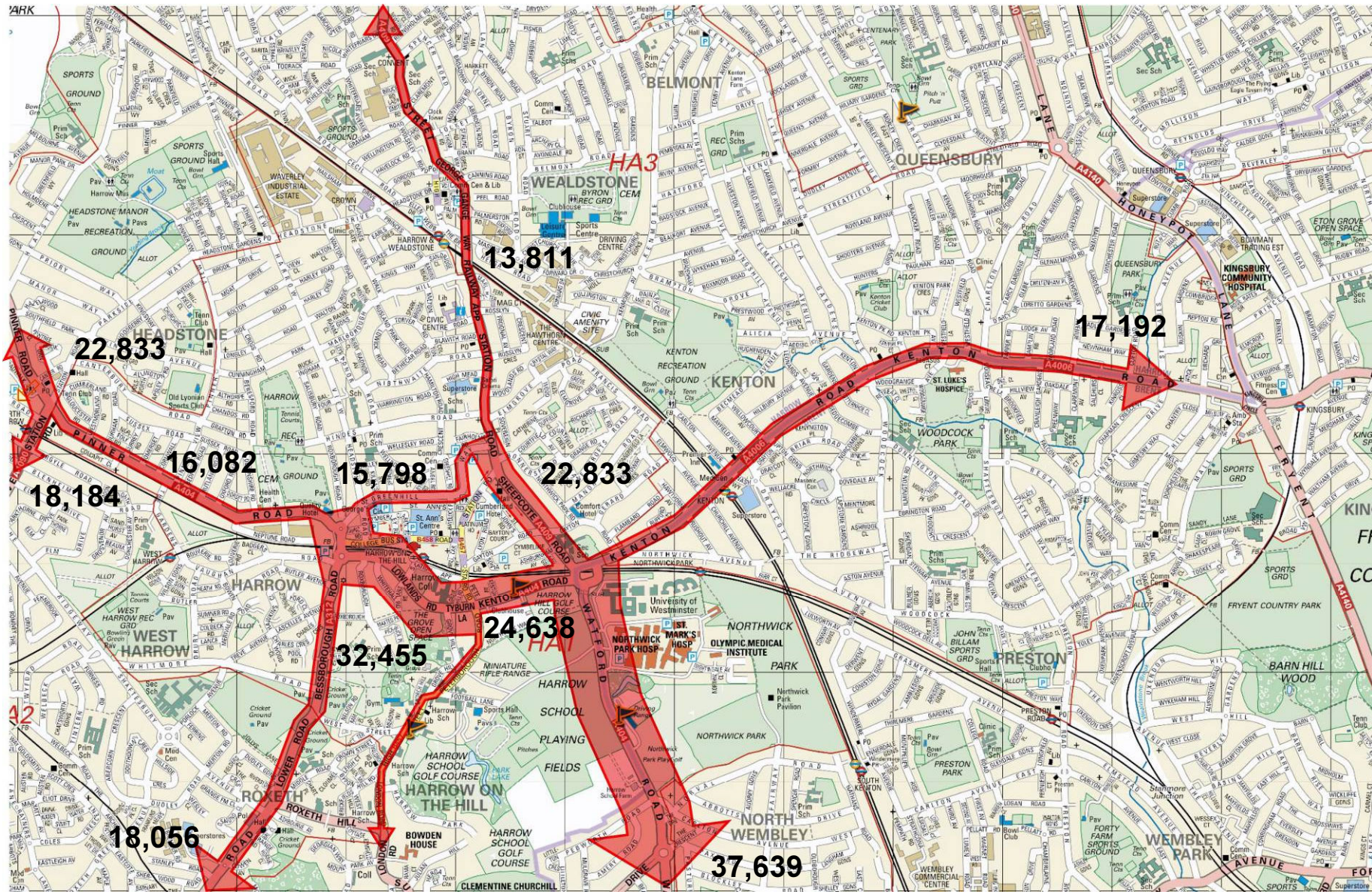


Strengths

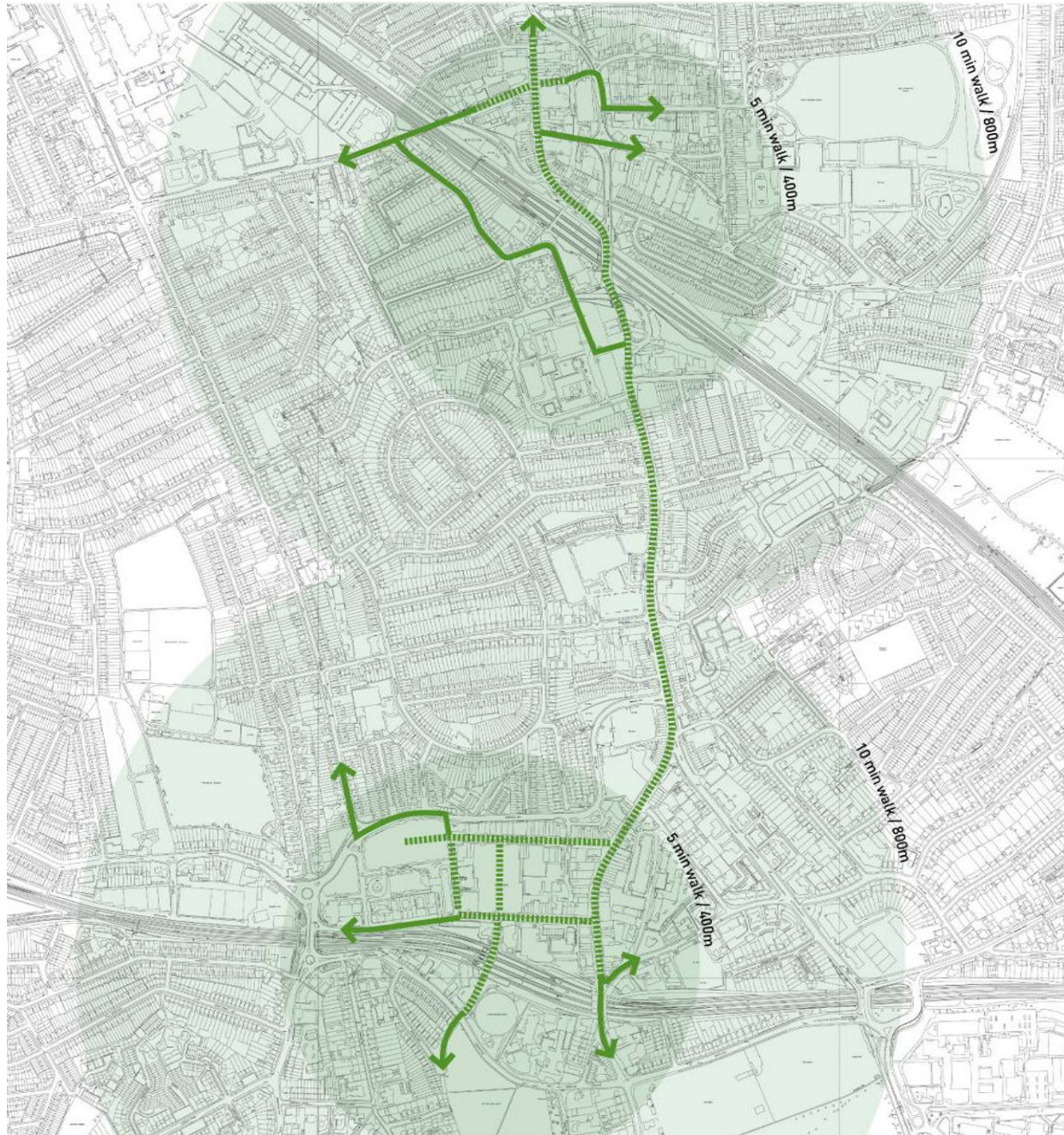
Accessibility



Connectivity

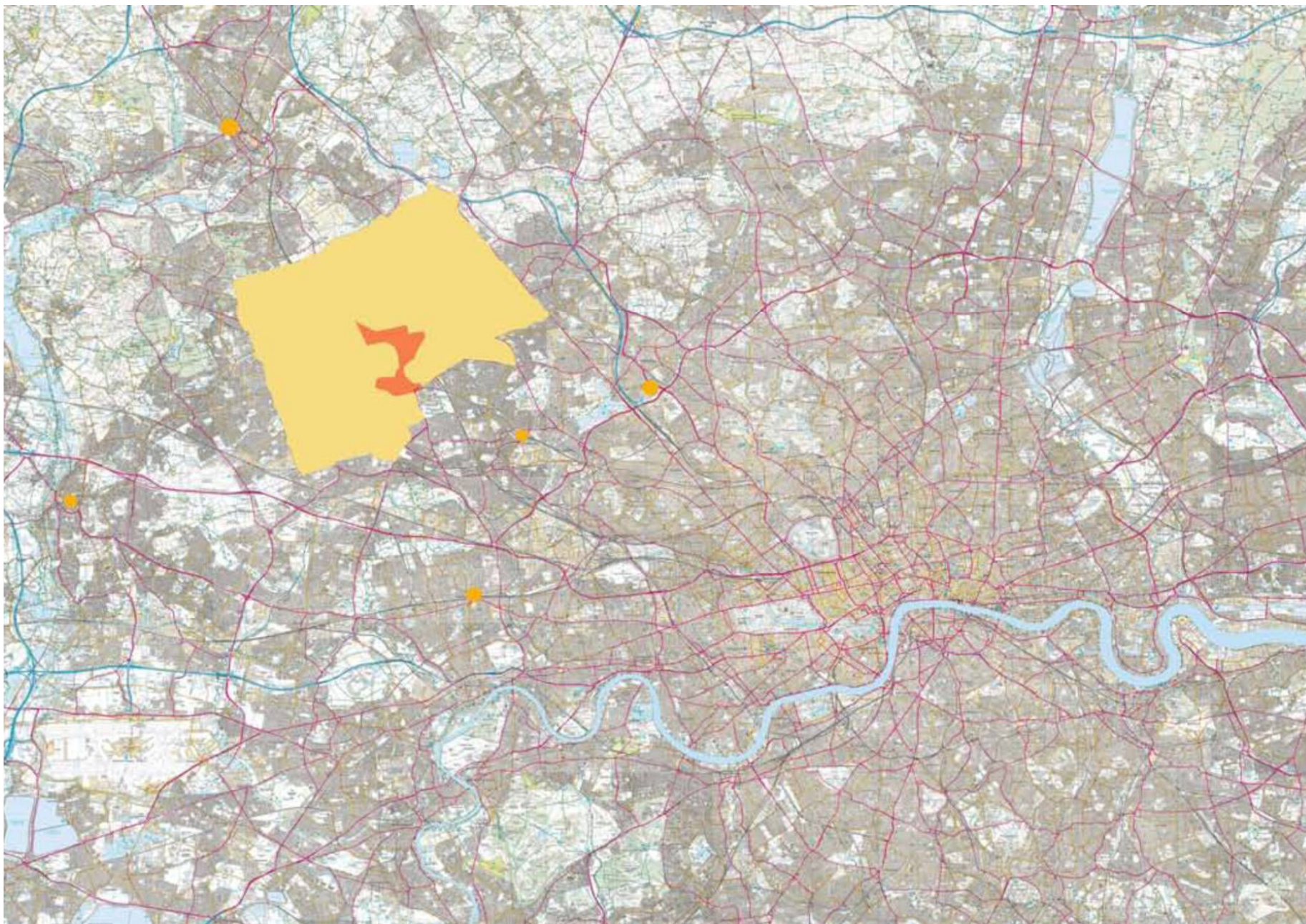


Walking distance to transport hubs and centres



Key Challenges

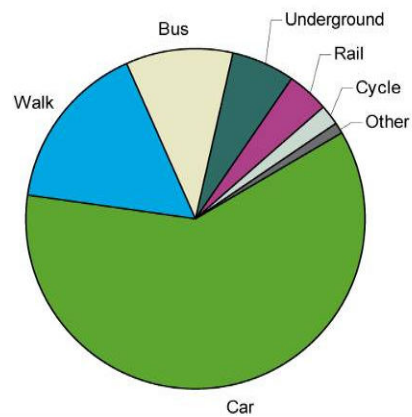
Competitive neighbours



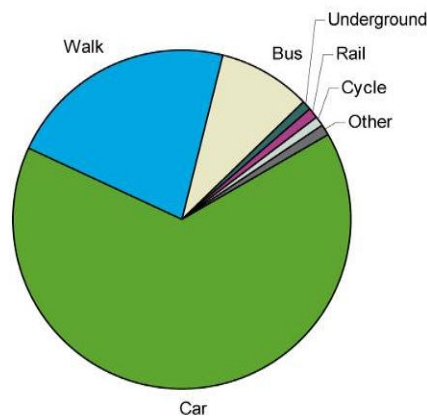
High level of car ownership



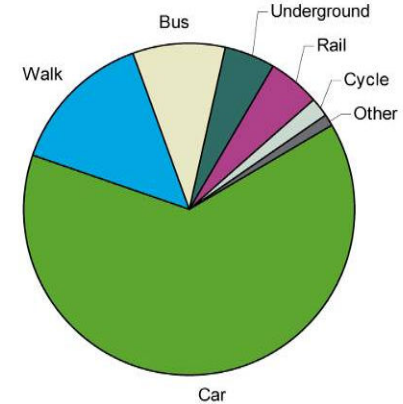
Office Mode Split



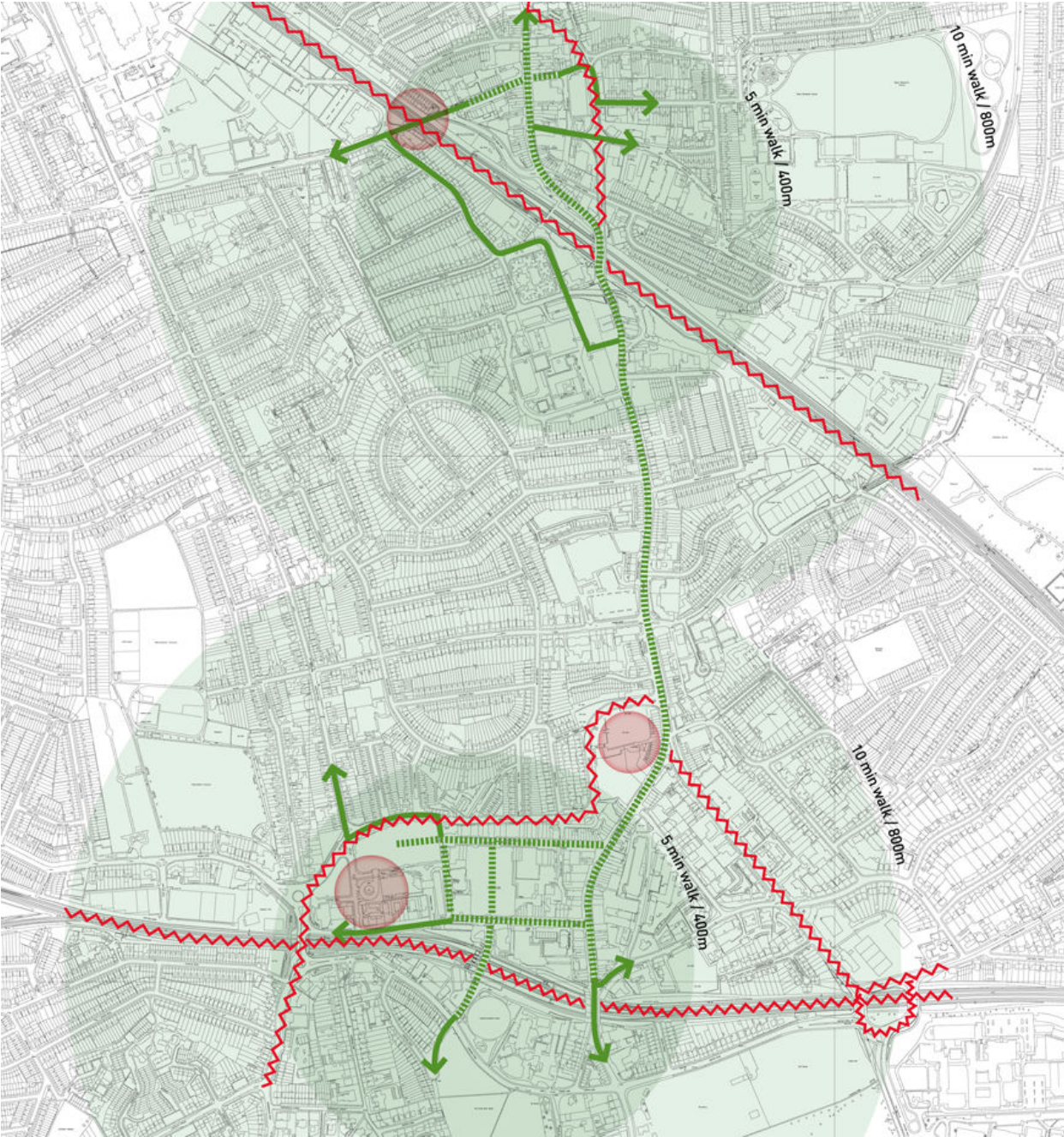
Retail and Leisure Mode Split



Residential Mode Split

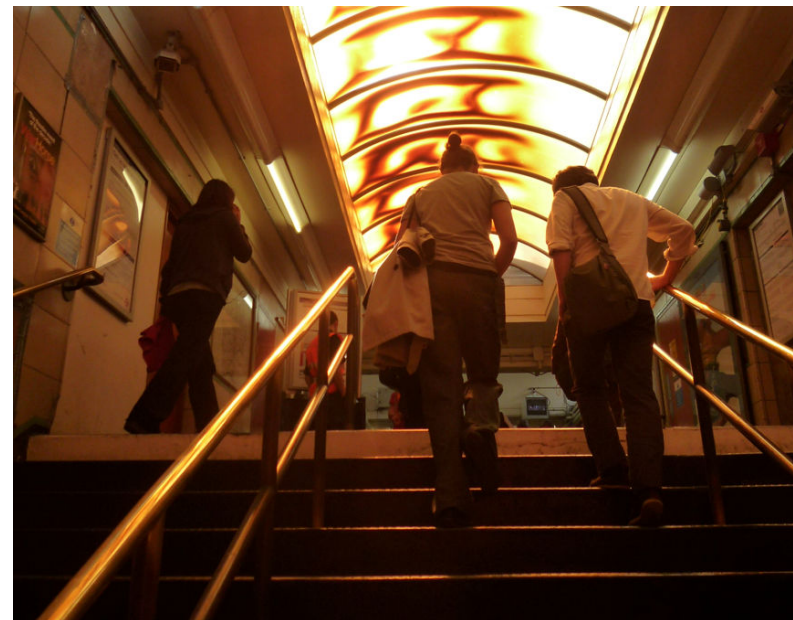


Barriers to pedestrian movement and quality of public realm



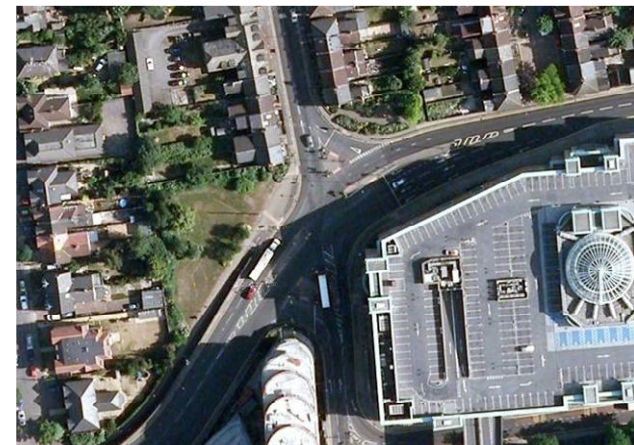
Need to enhance public transport services

- Harrow on the Hill Station
 - Accessibility & Environment
 - Bus interchange
- Capacity on selected bus routes during peak hours
- Connecting new developments
 - Walking & cycling links to stations
 - Enhanced bus routes



Likely congestion issues at key junctions

- Kenton Road / Sheepcote Road / Watford Road
- Headstone Drive / Harrow View
- Headstone Road / Greenhill Way



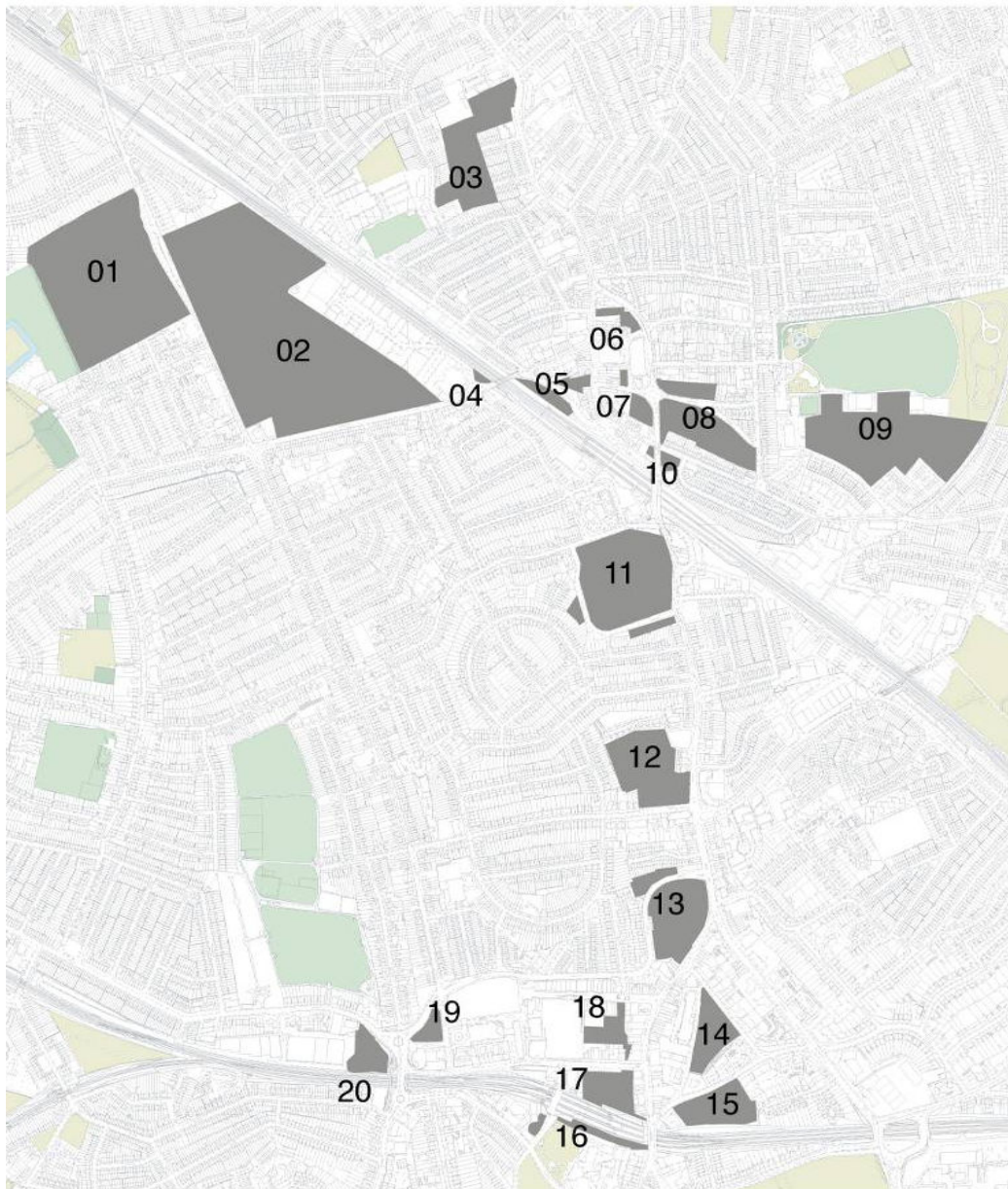
Localised congestion issues

- Station Road / Hindes Road (Tesco Access)
- Indirect routes through Wealdstone town centre
- Bus priority along Station Road

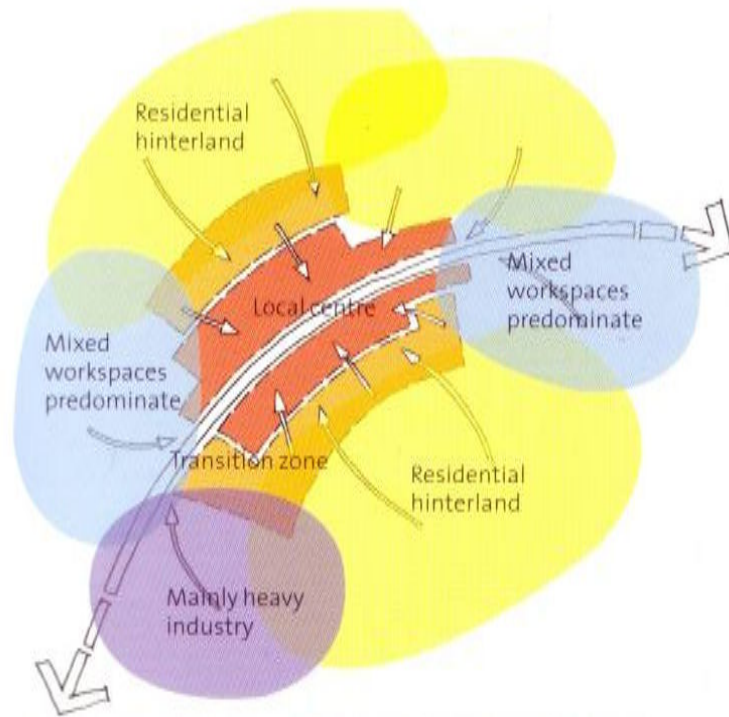


Opportunities

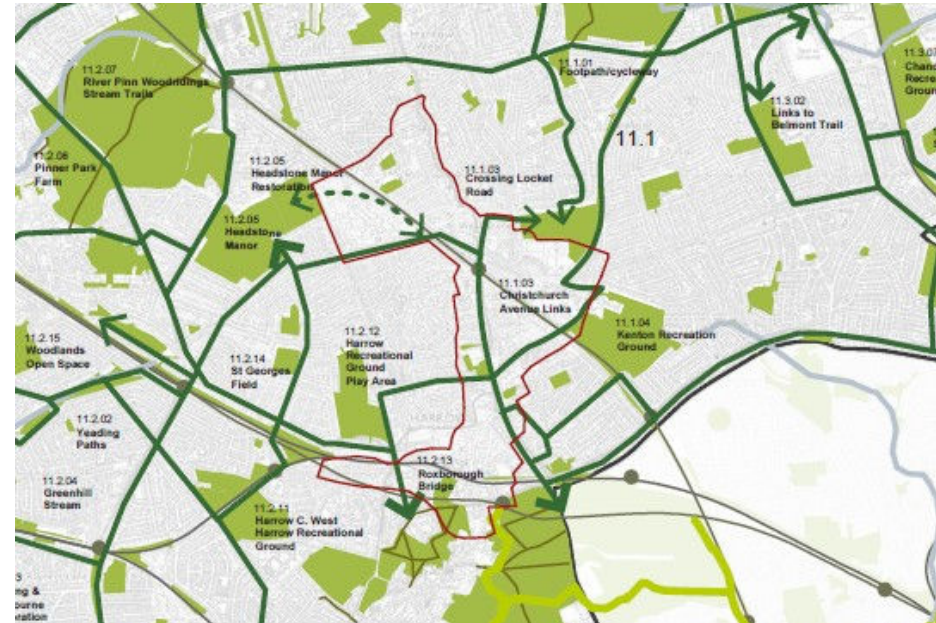
Growth opportunities



New development structured to encourage sustainable movement



A more vibrant and sustainable form results from blurring the distinction between uses and designing places that make walking to the local centre, and bus stop or railway station, as convenient and comfortable as possible



Harrow Green Grid

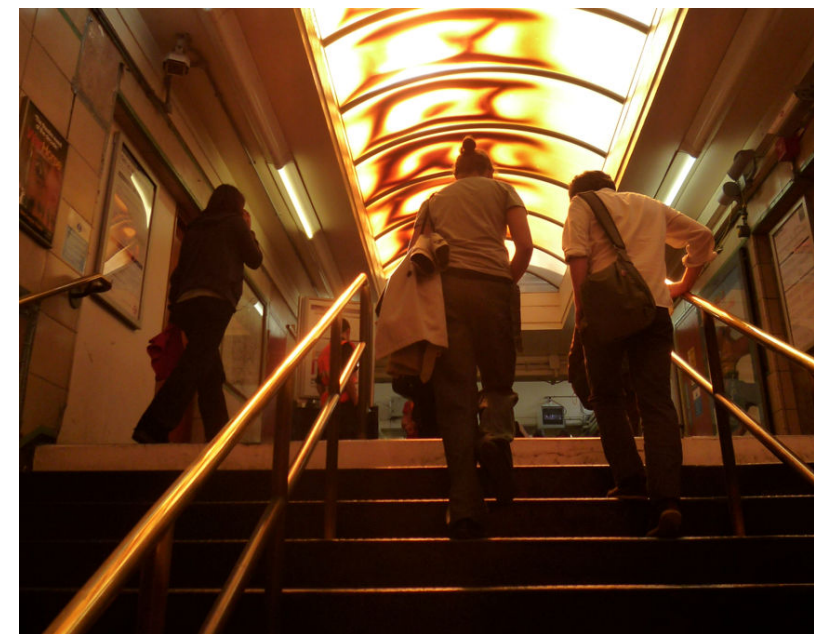


Car

Bus

Bicycle

Improve interchange facilities



Public realm improvements



High Street Kensington – 37,500 vehicles per day



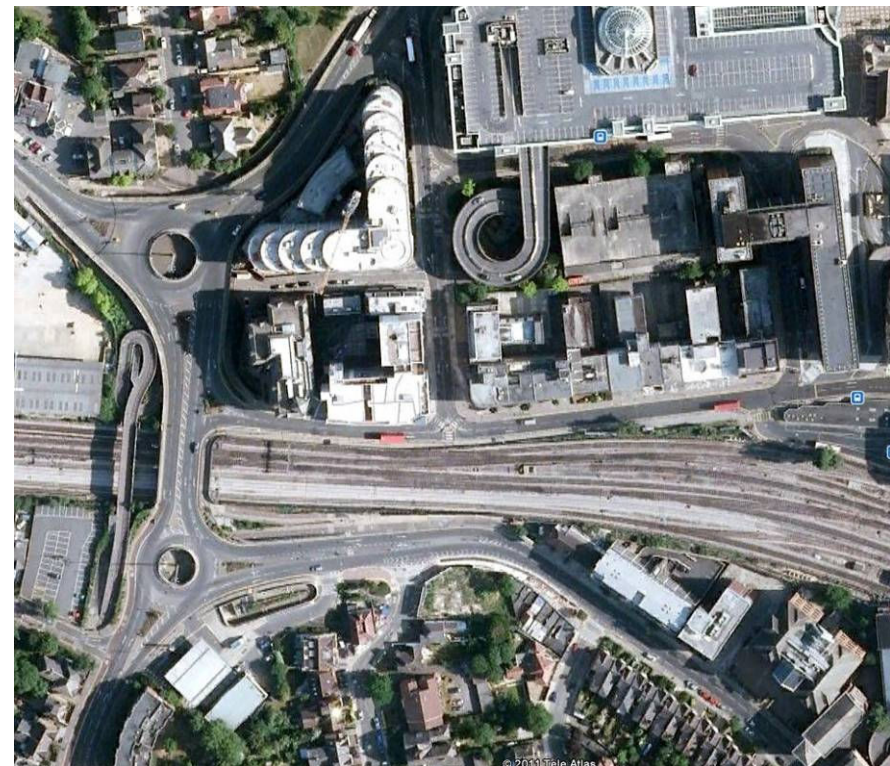
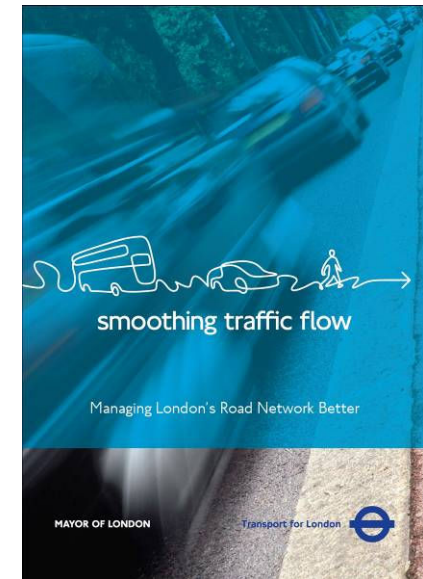
Walworth Road – 17,600 vehicles per day



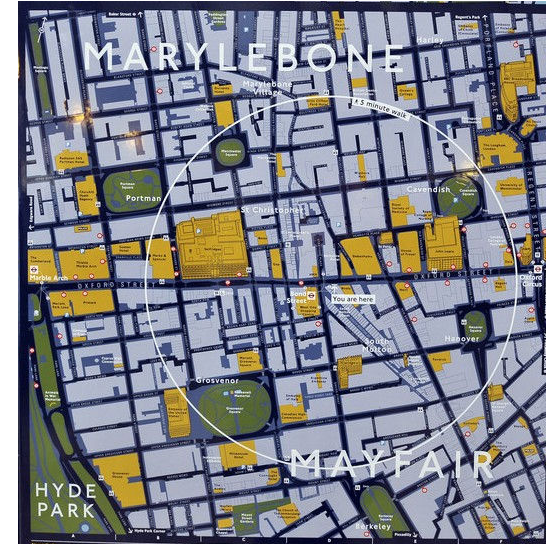
Smoothing Traffic Flow

“Tackling congestion and increasing demands on finite road space through improved traffic management”

- Aim:
 - Less stop-start traffic
 - More predictable journey times
 - Fewer obstacles for pedestrians
- Measures include:
 - Signal timing reviews
 - Better management of roadworks
 - Simplifying traffic regulations
 - Pedestrians countdowns
 - Reviewing deliveries & parking



Improve legibility and wayfinding



Improving cycling facilities

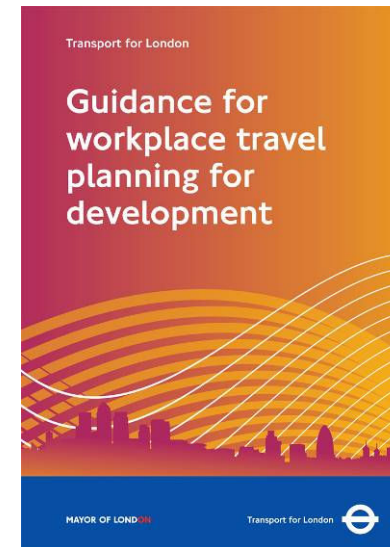
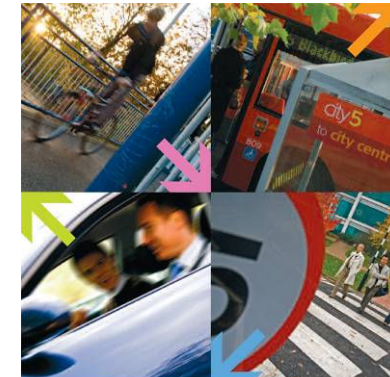


Car clubs & Electric vehicles



Travel Planning

- Area-wide coordination and initiatives
- DfT's "Sustainable Travel Towns" initiative showed that with focussed funding of travel planning in 3 towns over a 5 year period:
 - Car driver trips fell by 9%
 - Distances driven fell by 5-7%
 - Bus trips grew by 10-22%
 - Cycling trips grew by 26-30%
 - Walking trips grew by 10-13%



Key Issues

Office Vacancy

Key Issues - Office Vacancy

- Attracting office development to Harrow town centre is a key objective in any regeneration strategy for the Heart of Harrow – to improve vitality and secure new jobs
- The lack of speculative interest over the last 20 years, and the recent sharp increase in vacancy levels, will need to be reversed. Vacancy rates now stand at 30%. Lyon House is the largest single vacancy
- Much of the current office stock is out dated and fails to meet modern requirements or local demand



- A multi strand approach to office renewal will be explored in Stage 2 of the AAP masterplan, and will require, in particular:
 - a reduction in the existing outdated stock to improve rental values/yields and stimulate market interest
 - reprovion of modern offices through high value mixed use development
 - a pro active marketing campaign to promote development opportunities
 - increasing the range of town centre amenities, boosting the evening economy & choice of restaurants, and improving the quality of public space



Implementation & Delivery

St Anns Road

Lowlands Recreation Ground

Implementation and Delivery

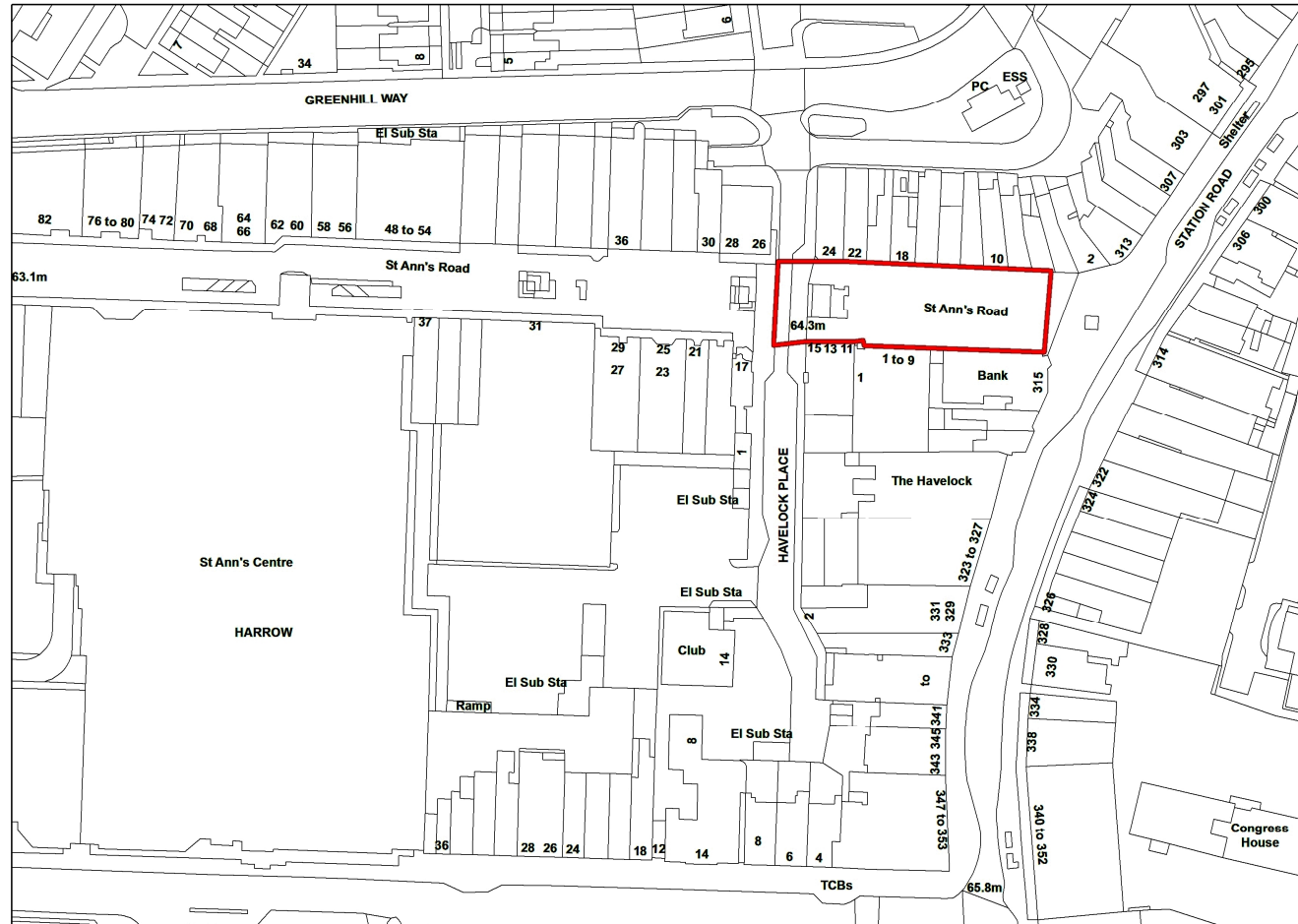
Town Centre Infrastructure



- £400,000 allocated in Place Shaping Capital Programme for 2011/12
- Opportunity to create a network of high quality public spaces throughout the town centre, responding to Stage 1 conclusions and feedback from Engagement Forums
- Potential to use Council investment to lever additional funding through the Mayor's town centre initiative
- Two schemes proposed for immediate action
 - St Anns Road/Havelock Place - £300,000
 - Lowlands Recreation Ground - £100,000

Implementation and Delivery

Town Centre Infrastructure – St Anns Road



St Anns Road

- de clutter the space
- create a more distinctive and higher quality appearance



- granite paving to match Station Road
- new lighting and litter bins
- more trees

Havelock Place

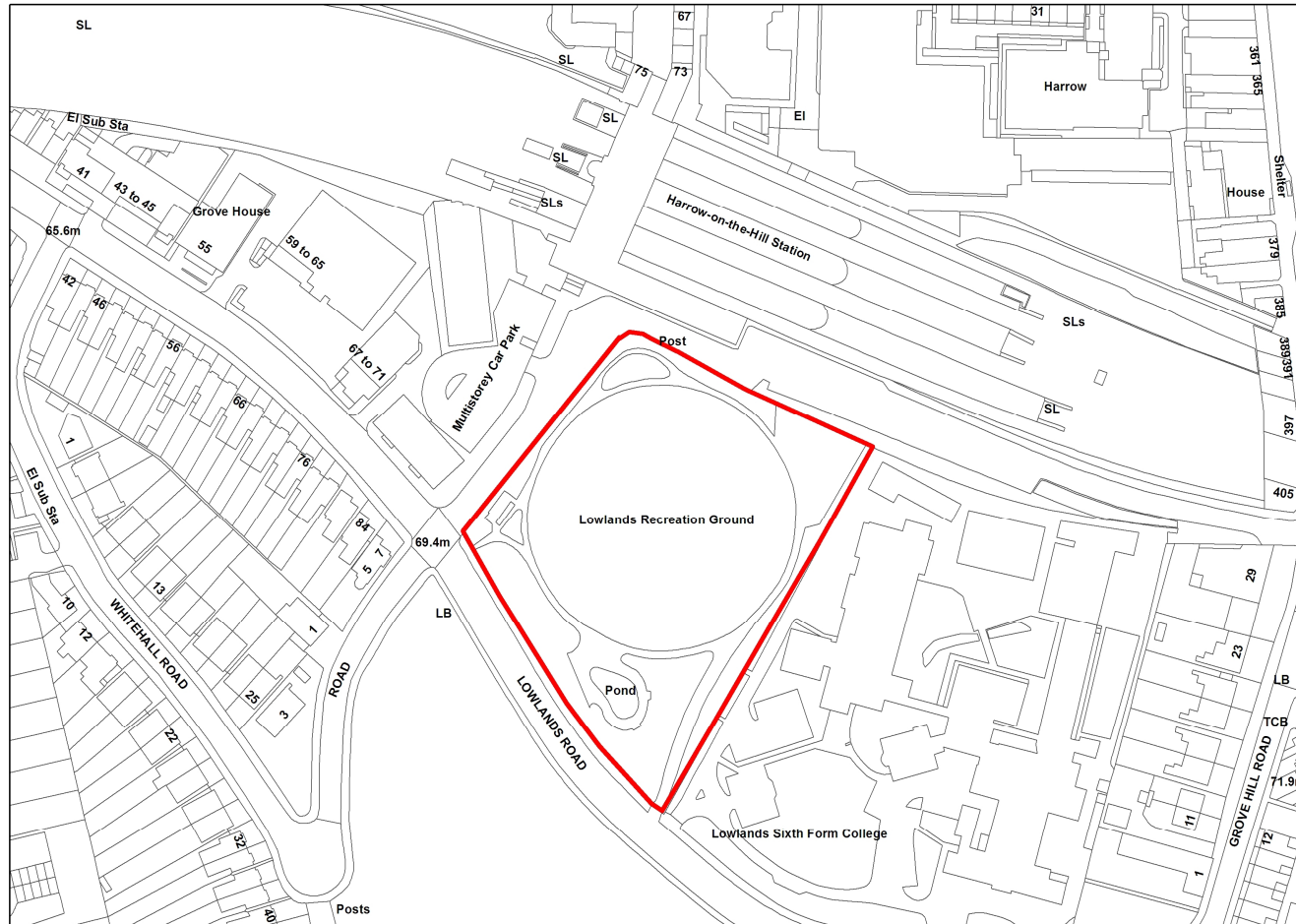
- only access to St Anns service yard and College Road frontage
- need to address pedestrian vehicle conflict and improve pedestrian priority
- better entry treatment to Harrow's main shopping street



- opportunity to introduce measures to improve the management of vehicular access to the pedestrianised area

Implementation and Delivery

Town Centre Infrastructure - Lowlands Recreation Ground



- largest public space in the town centre but no direct access from the rear of the station
- outline design prepared for comprehensive restoration
- initial investment would improve access and public safety
- immediate priority is to create a new entrance and better pedestrian link to the rest of the town centre





- remove fencing and improve permeability - low boundary wall for sitting or bollards
- form new entrance from Lowlands Road and create sense of arrival





- dense shrubbery with only glimpses of the park from Lowlands Road
- open up area, lift tree canopies, increase views/permeability and reduce segregation from The Grove open space

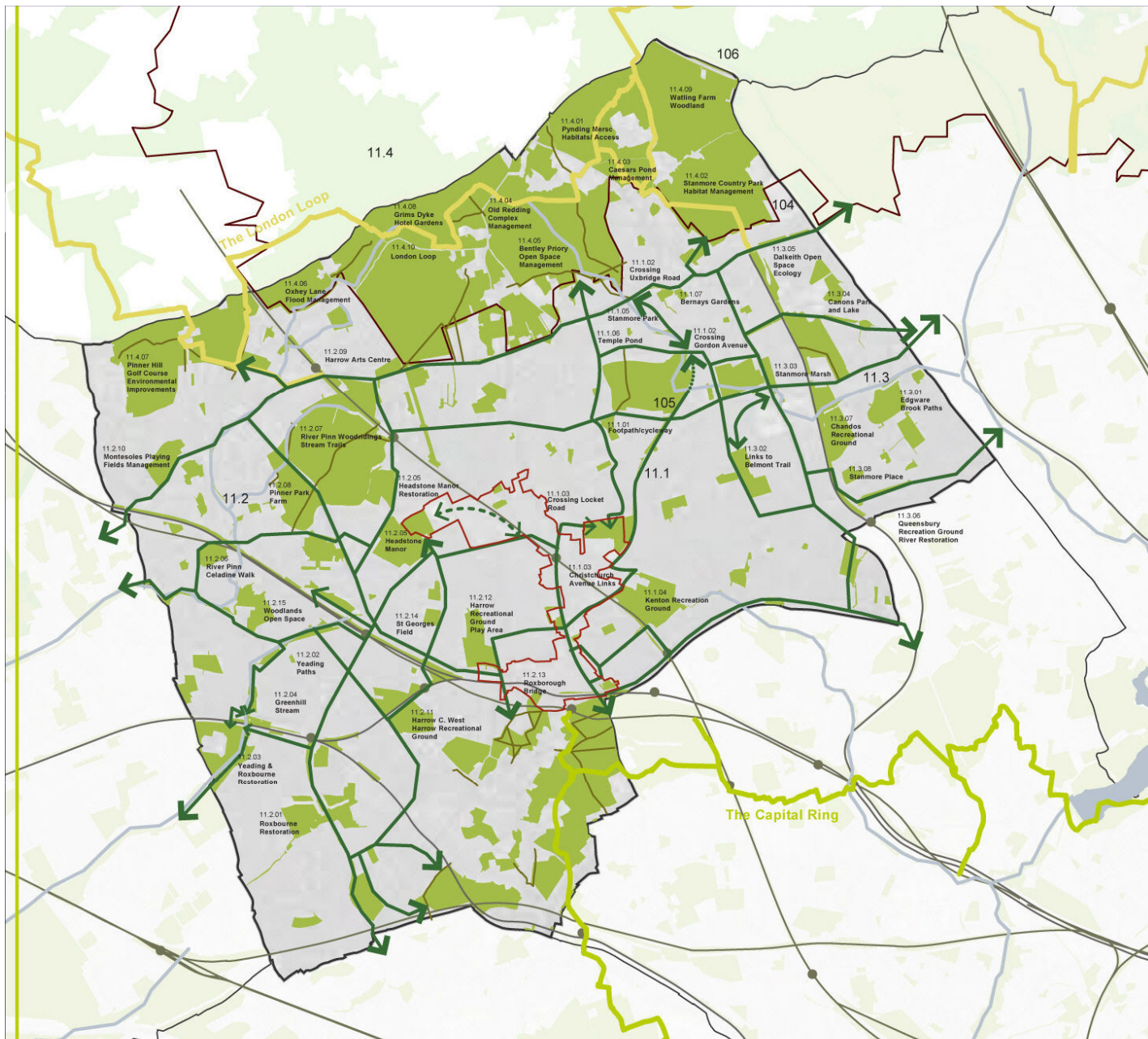


- poor quality space
- new boundary treatment and improve footpath network
- potential to remodel the space and create opportunities for outdoor performance
- use initial investment to lever in external funding



All London Green Grid Projects Map (Harrow)

DWG 100/401/AL/V3 Date of Issue May 2011



- Private and public open space*
- 11.2.07 Project code
- Intensification area
- Watling Chase community forest
- Existing links to be enhanced
- Existing rights of way
- Regional walking routes
- Link through private land subject to negotiation
- Indicative strategic route through private land

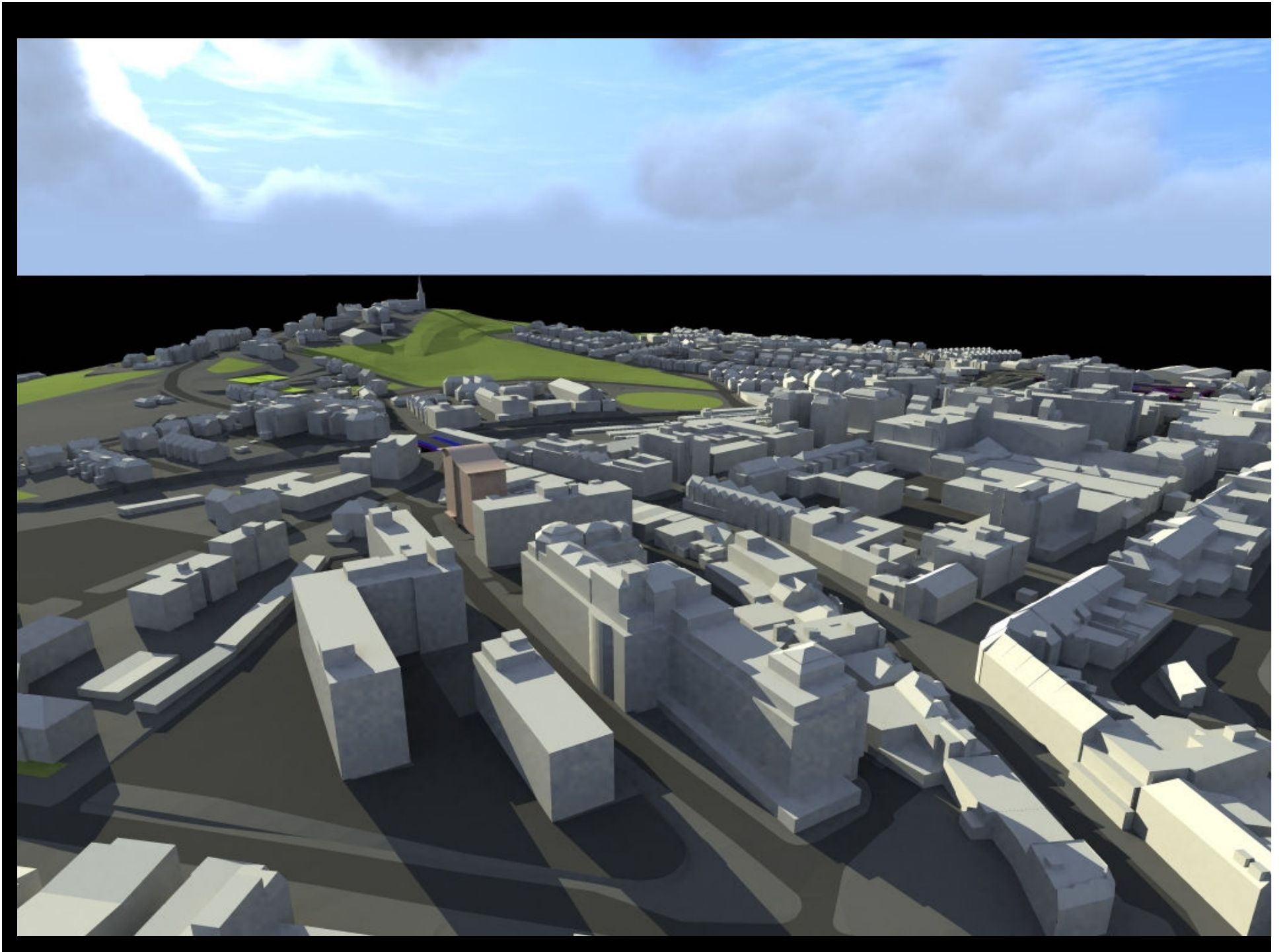
- 11.1 Belmont Trail
- 11.2 Western Rivers
- 11.3 River Brent
- 11.4 Green Belt
- 11.5 Strategic Street Tree Planting (Throughout the Borough)
- 11.6 Non Designated Footpaths (Throughout the Borough)
- 11.7 Blue Corridor (Throughout the Borough)
- 11.8 Community Orchards (Throughout the Borough)

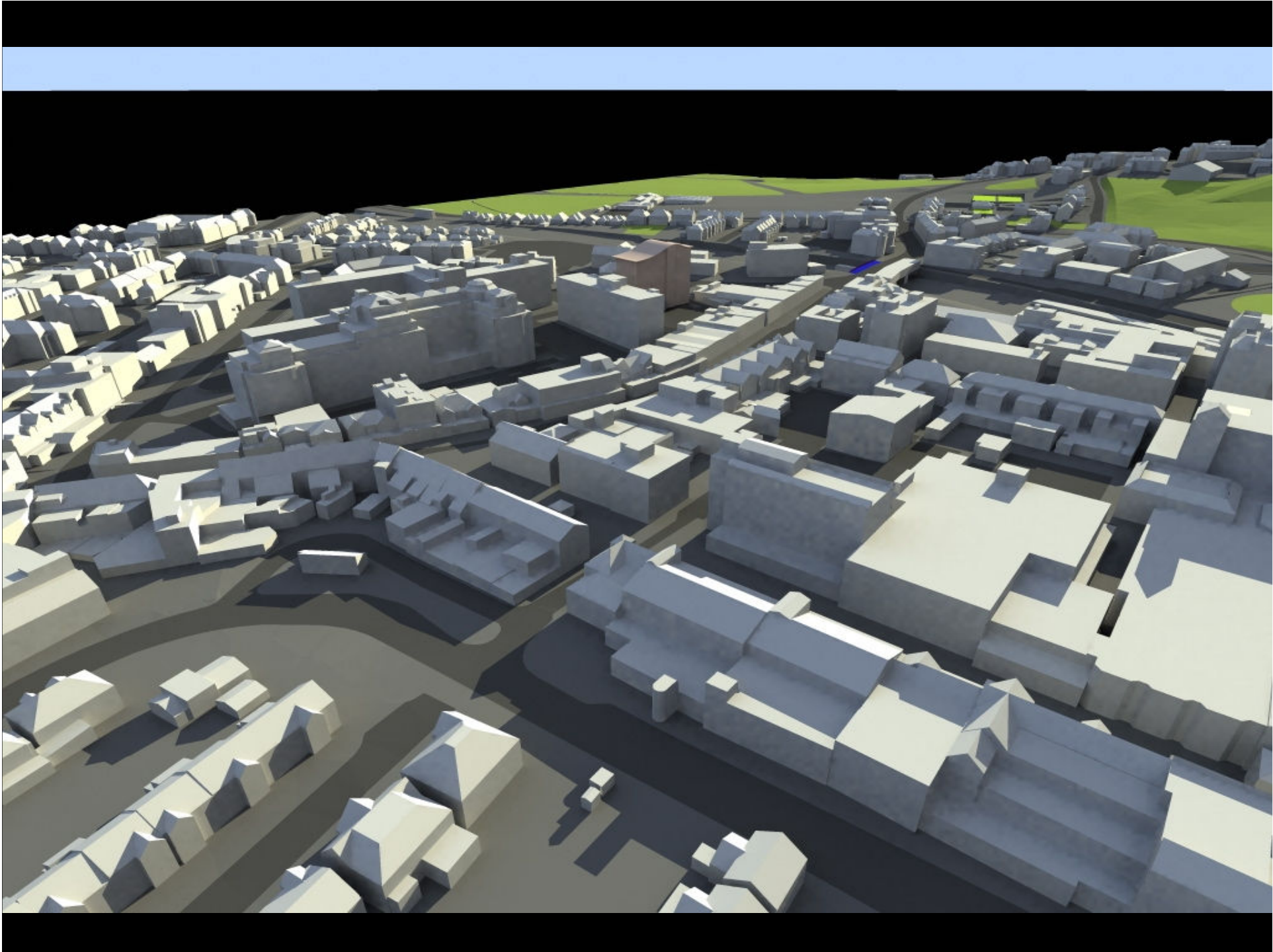
*Green areas are indicative only, definitive boundaries for Green Belt, Metropolitan Open Land and other designated open space are shown on the Harrow Proposals Map.

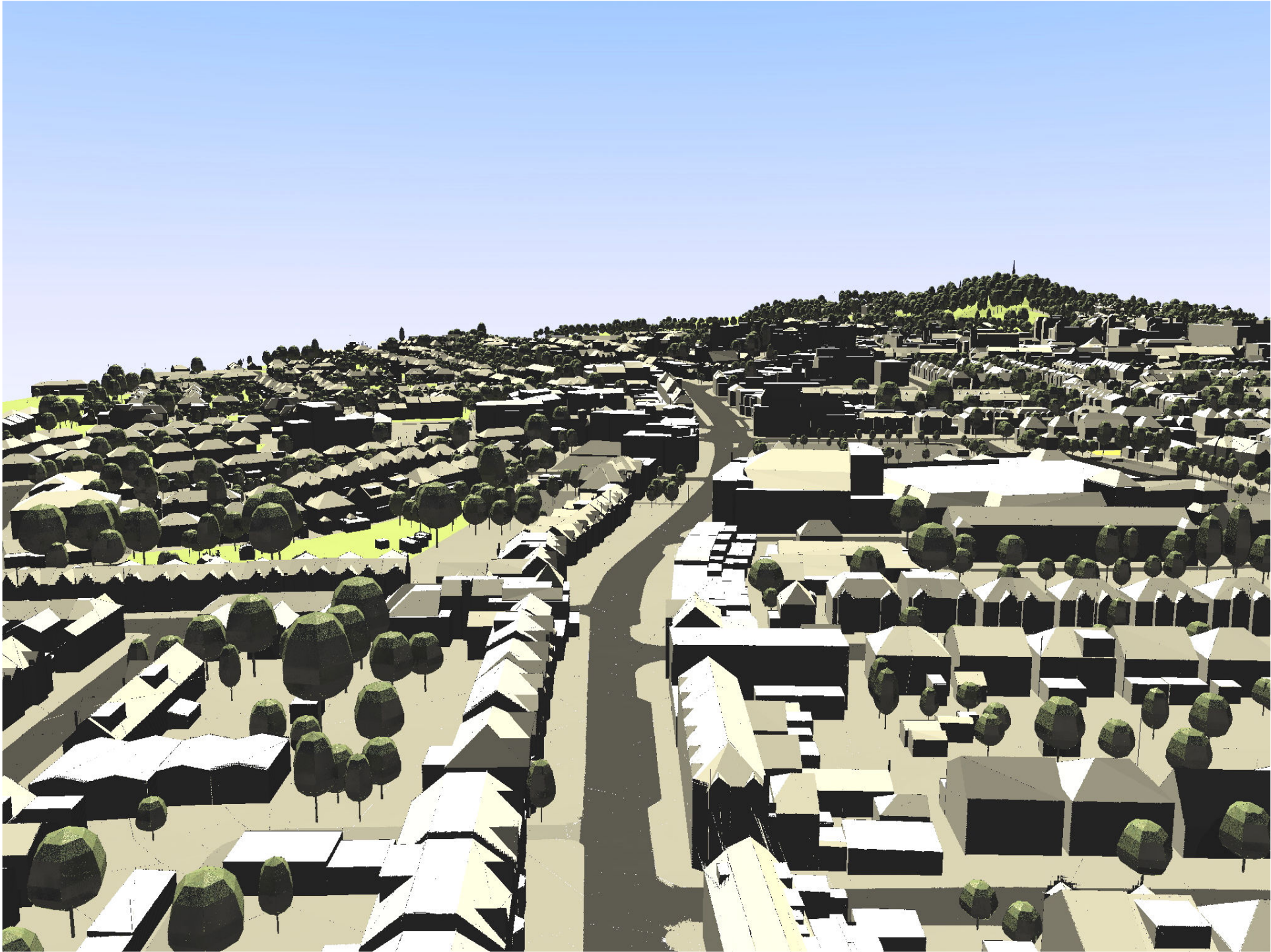
- Belmont Trail
- Bernays Gardens
- Celandine route
- Roxborough Rough
- Canons Park
- Newton Farm Ecology Park
- Headstone Manor Woodland
- Stanmore Marsh
- Queensbury recreation ground
- Kenton recreation ground.

Implementation - Sites

Lyon House







- Issues/questions for discussion include:
 - Role of site (business, commercial, leisure, community, residential)?
 - Site's position - town centre, edge of centre, out of centre?
 - What part to play in future (same or different)
 - Mix and quantum of uses
 - Access to/from town centre
 - Managing viability

Master plan May 2011.R4 (draft)



Building line to St Johns Road re-established behind retained TPO Trees

Block A - 6 storey private residential block with two self contained duplex with integral garage (FFL to FFL 2775).
33 units

Service + emergency vehicle Access/ Egress

Block H - 11 storey reducing to 6 storey, private residential block (FFL to FFL 2775).
55 units

Central amenity areas incorporating pre school play area

Vehicle Egress only from secure parking under amenity deck

Open space fronting residential block with retained TPO trees

Block G1 - 14 storey private residential block with A3 use at grd floor. (grd floor FFL to FFL 3500) (1 - 13 FFL to FFL 2775)
44 units

Vehicle Access takes advantage of the site's natural gradient to provide secure parking under the central amenity area

Block G1 - 11 storey private residential block with D1 use at grd floor. (grd floor FFL to FFL 3500) (1 - 10 FFL to FFL 2775)
40 units

Block F - 9 storey, office block with grd floor D1 use. (grd floor - FFL to FFL 3500). (1 - 8 - FFL to FFL 3300). Office accommodation
GIA - 2916.0sqm

Block D/E - 10 storey reducing to 9 storey, residential block (FFL to FFL 2775).
58 units

Block C - 9 storey reducing to 5 storey, affordable housing residential block (FFL to FFL 2775).
40 units

Family rented units have dedicated amenity areas with pre school play area

Block B - 6 storey private residential block with 6 self contained duplex, 4 duplex with integral garage (FFL to FFL 2775).
30 units

South facing gardens

Sub Street

All information taken from an OS Map and a full measured survey and heights of any survey should be carried out prior to works. notes

Car intrusion on to the site is kept to a minimum by providing dedicated secure parking under the central amenity area. Cars to the duplex units in block A+B are controlled by home zone type rumble strips, road narrowing and low level bollards providing a mews type environment.

Stepping of residential blocks allows for large amenity terraces and green roofs to be provided, these will be supplemented by dedicated balconies to each unit.

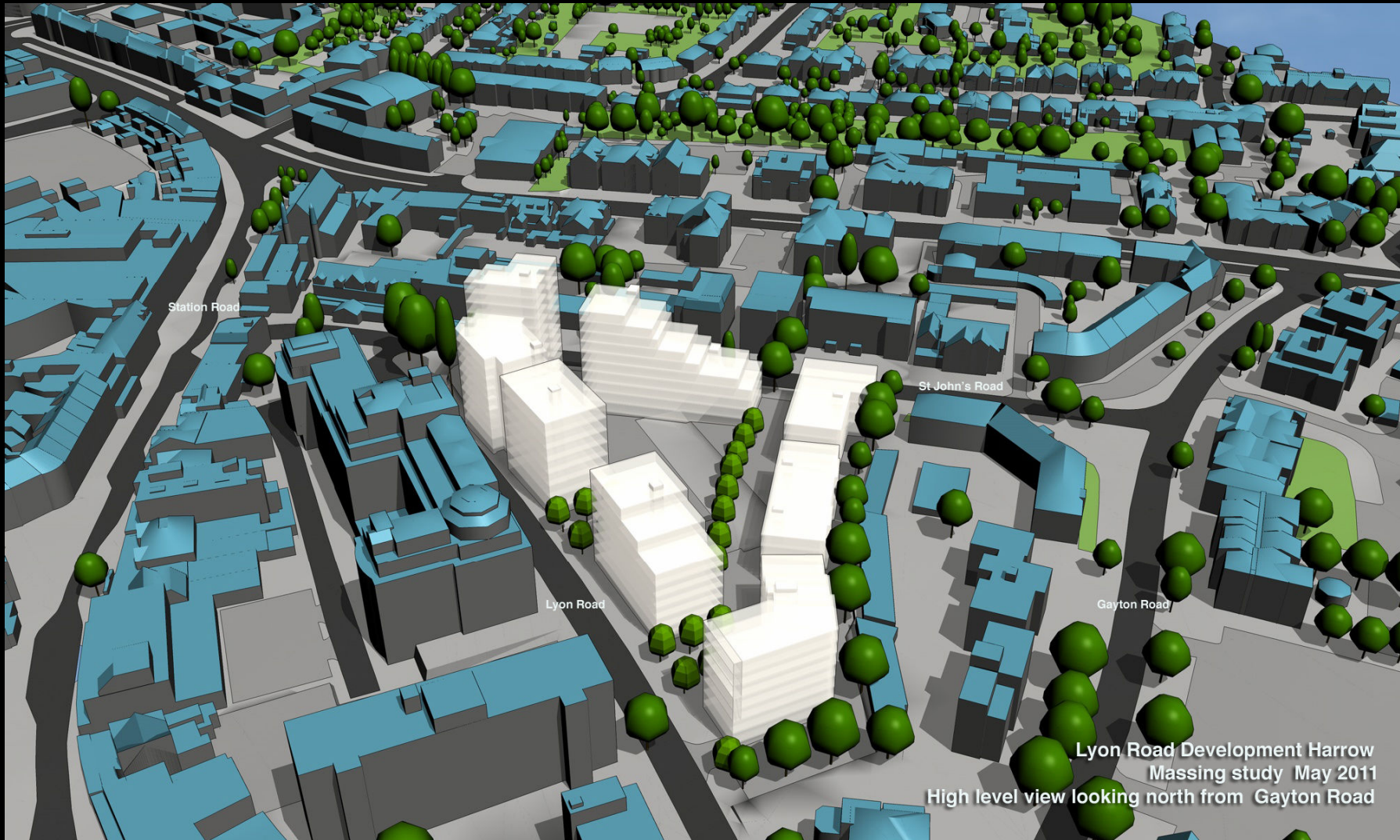
Lyon Road comprises a number of pavilion buildings with landscaped courtyards between providing pedestrian access to the main central courtyard spaces



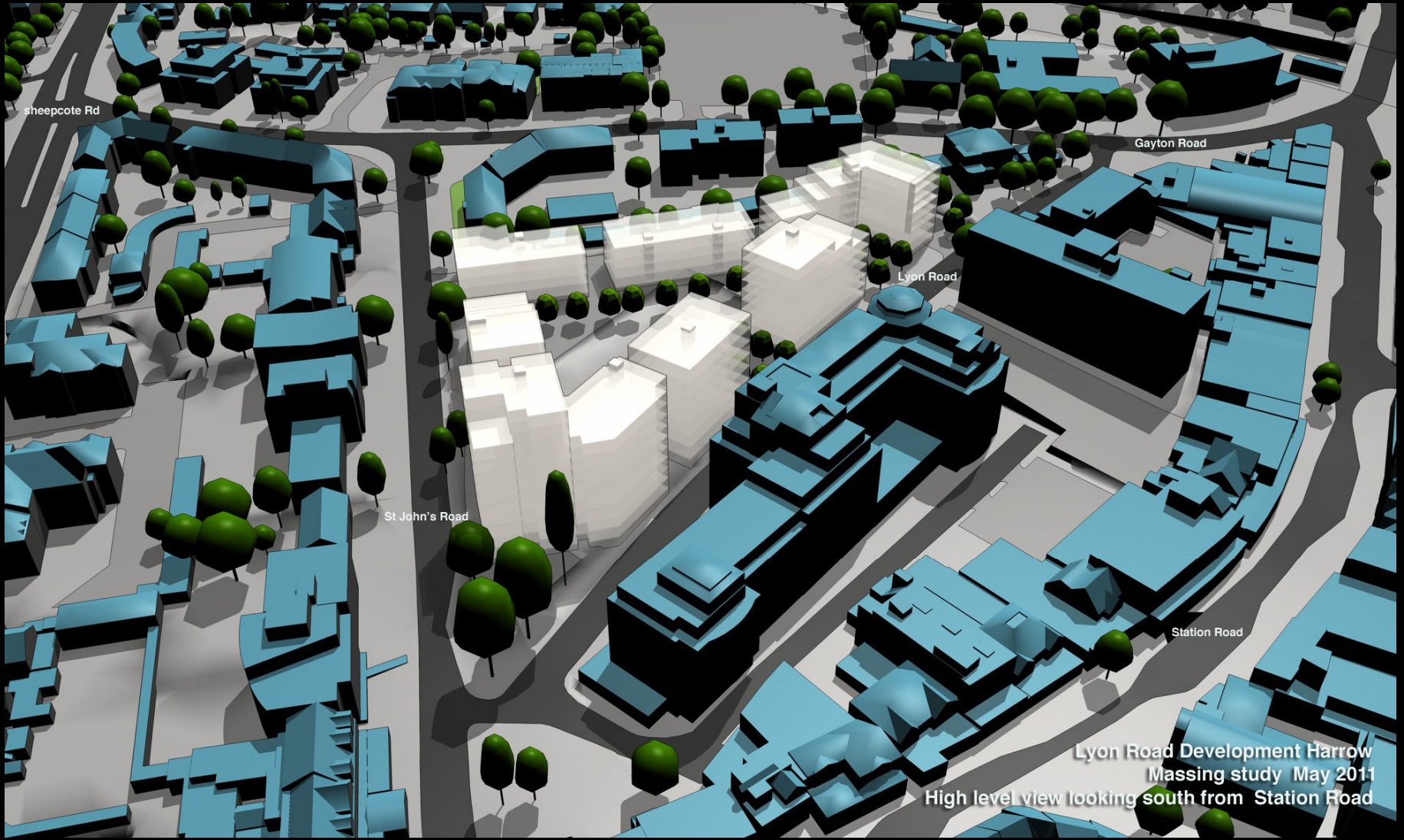
drawing ref: M513_MP MAY 2011_R4
date: May 2010 client: MHP + Lockgilde Ltd
scale: 1:500 @ A3

moSS

Master plan



Lyon Road Development Harrow
Massing study May 2011
High level view looking north from Gayton Road



sheepcote Rd

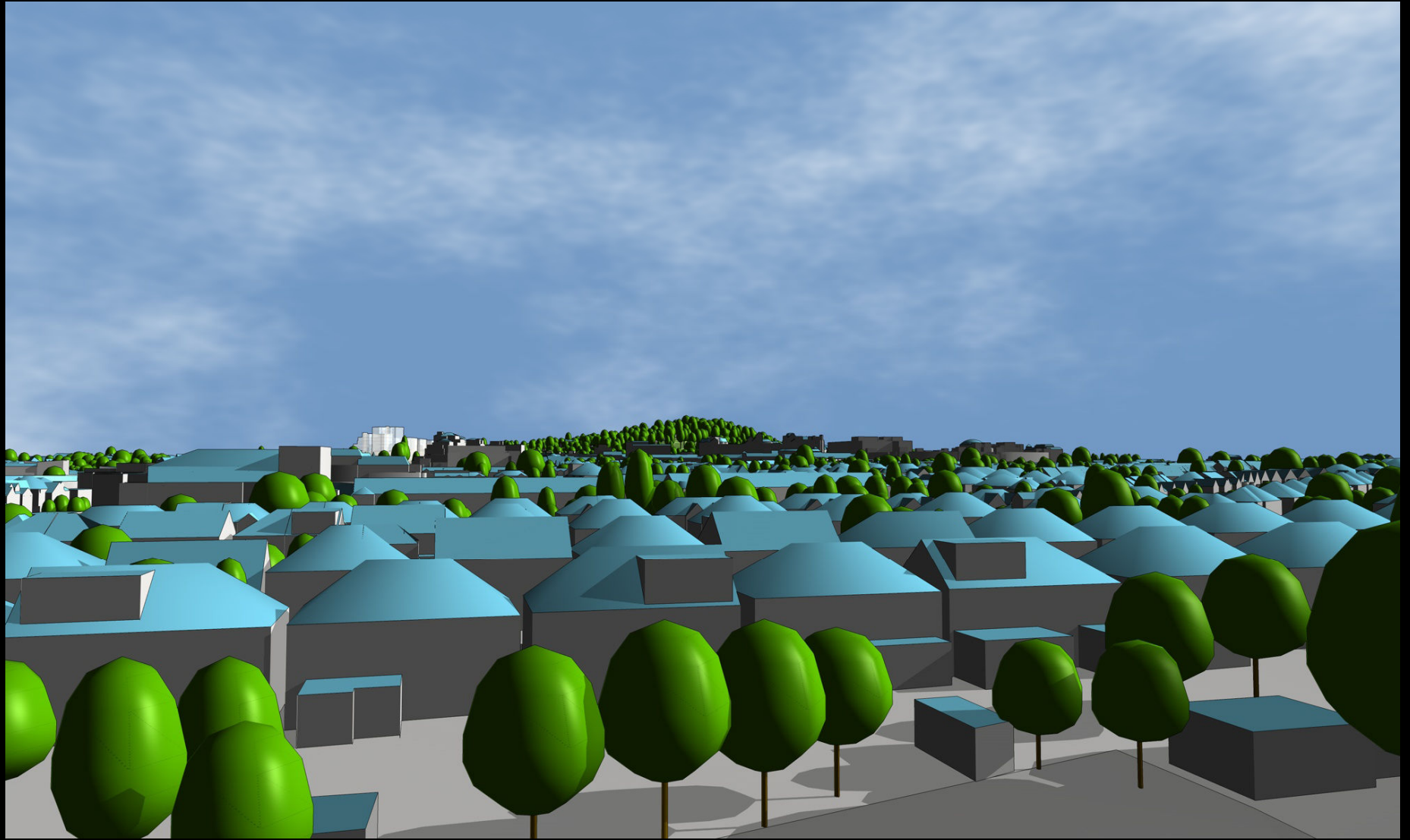
Gayton Road

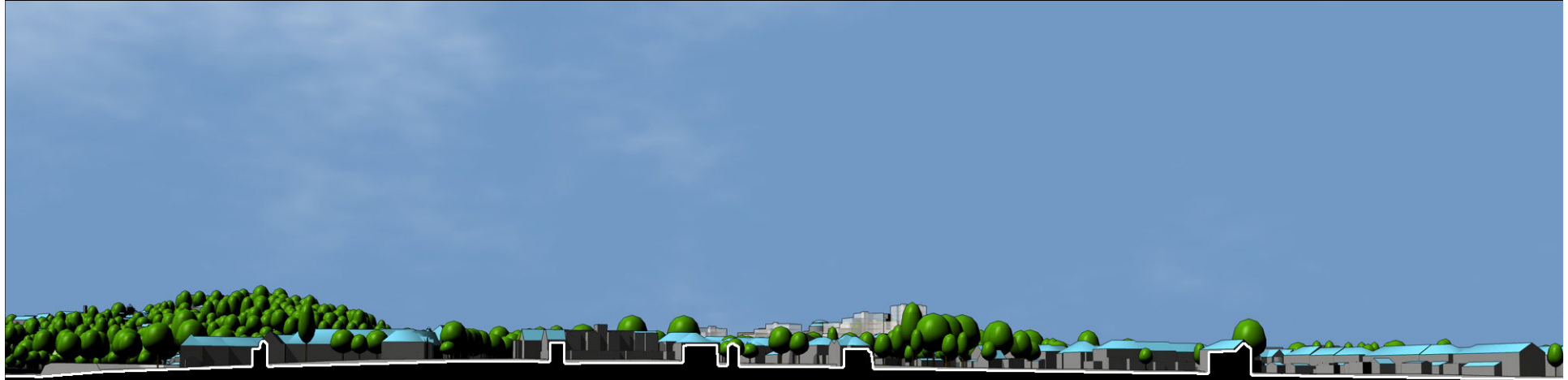
Lyon Road

St John's Road

Station Road

Lyon Road Development Harrow
Massing study May 2011
High level view looking south from Station Road





Lyon Road Harrow Proposals
View (vi)

Edge / extents of model shown as white outline

24th May 2011



Edge / extents of model shown as white outline

Lyon Road Harrow Proposals
View (vii)

24th May 2011

Implementation – Sites

Kodak

Implementation and Delivery

New Development - Kodak



Stephen Neal of Land Securities and Richard Rees from Building Design Partnership will provide a further update on the emerging vision for the Kodak site, the design principles they want to achieve and their initial response to the potential mix of uses that were identified in the recent design workshops with the local community

Harrow View, The Kodak Site

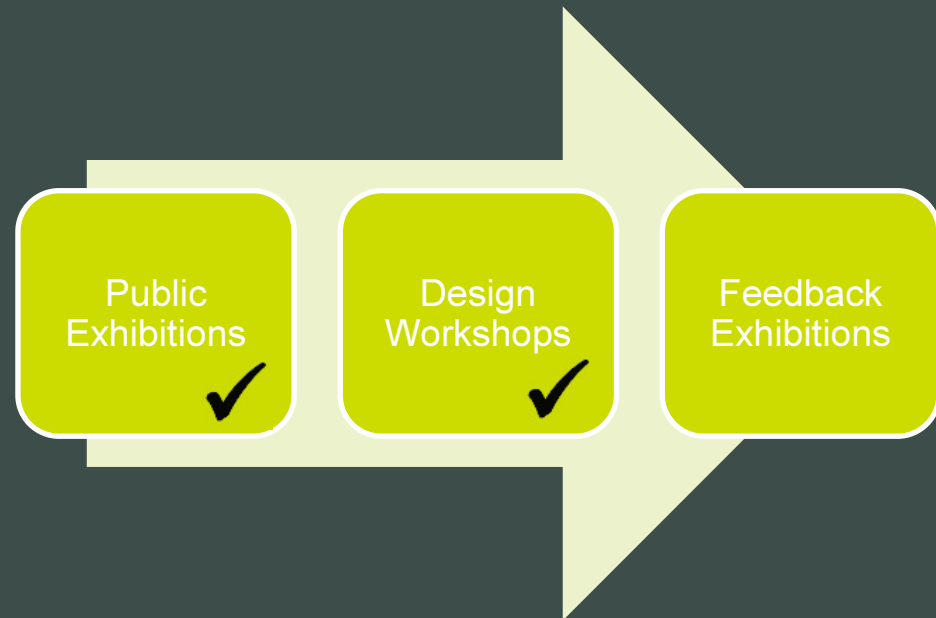
Emerging Ideas

- Stephen Neal, Land Securities
- Richard Rees, Building Design Partnership



Inputs

- Land Securities, Kodak and consultant team
- Harrow Council and Heart of Harrow AAP
- Stakeholder Bodies
- The local community
 - Exhibition, November 2010
 - Workshops, March 2011



† Consultation Workshops - Core Ingredients & Placemaking

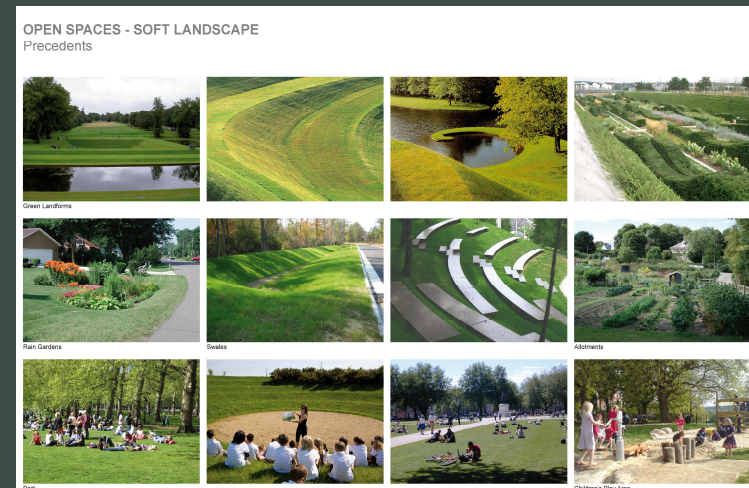
- Broad agreement for the need to ensure the proposals are genuinely **mixed use** with a **wide range of uses and community facilities**
- The principle of a **'green link'** through the site and into the wider area is very popular
- **Sustainability and employment** are regarded by most people as critical
- There is an unresolved challenge between the need to **improve access to the green and recreational setting of Headstone Manor** and to ensure continuity of sports provision
- Mix of housing **types and tenures** important

⌞



Consultation Workshops - Perspectives & Sustainability

- High quality, green and sustainable development is key
- Lower density on the edges of the development
- Existing Kodak buildings to be a reference for maximum height of new development
- Indoor and outdoor communal space along with Green link and Cycling routes through and beyond the site
- Community management arrangements would be important



Inputs, Harrow and Wealdstone Area of Intensification

Heart of Harrow AAP

Significant employment and housing growth over next 15 years

Targets:

Employment = 3000 new jobs

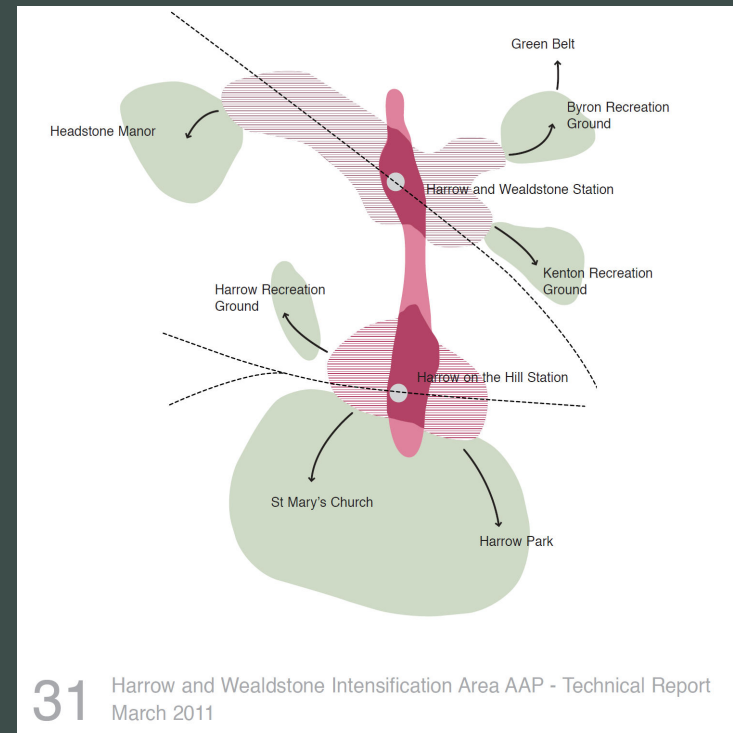
Housing = 2500 new homes

Stage 1 preferred, Option 4:

High Roads and Centres

Wealdstone jobs = 1600

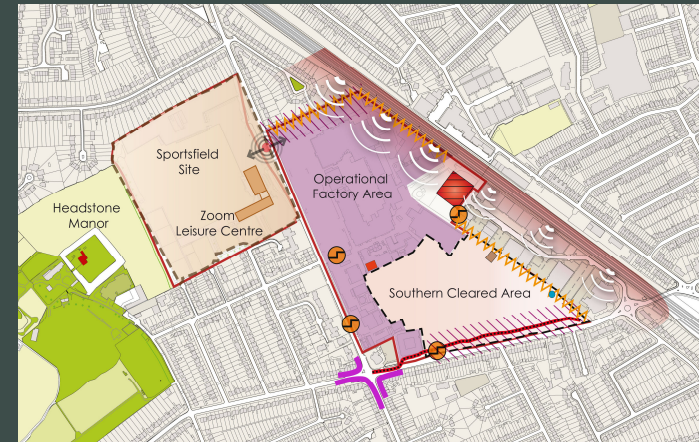
Wealdstone homes = 1200



Inputs, Land Securities site observations

- The Kodak sports ground and factory site are inaccessible to general public access
- Wealdstone centre...employment, shopping – historic economic drivers have been lost, we believe a vacuum exists
- Proximity to railway, convenience to station
- Adjacency to established residential areas
- Headstone Drive / Harrow View Junction shopping, important local function
- Zoom leisure is an important local amenity – but is not commercially sustainable and facilities are in poor condition
- Kodak phasing – development sequence is led by Kodak operational needs

Harrow View
The Kodak Site



↑ Outputs, ↓

Development principles - what we want to achieve

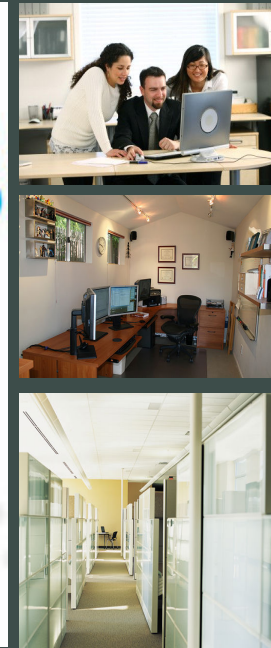
- Long term economic energy and vitality, that can spill into areas beyond the site
- New links integrating into adjacent areas
- New places and spaces for Harrow – and new opportunities for play and amenity
- A place that allows people to lead sustainable lifestyles - working or living
- Enhancement to existing and delivery of new services going beyond the site
- Fresh lifestyle opportunities - raising the profile of Harrow as an attractive and exciting place



Defining the Economic Strategy

A focus for SME enterprise embedded within a mixed-use development that is residentially enabled

- Scale and longevity – can provide a broad offer and respond to opportunities as they arise
- Proximity to public transport
- Affordable space
- Potential for catalytic effect well beyond the site

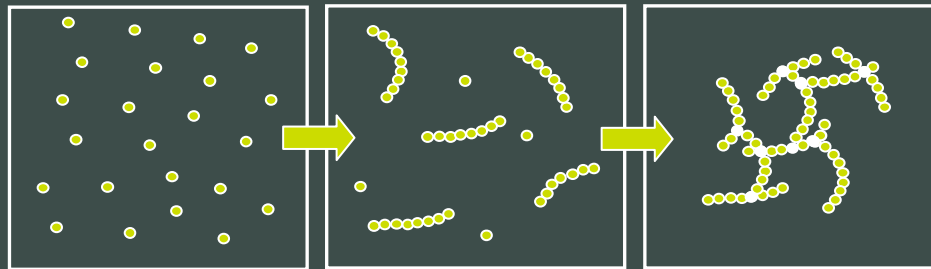


↓

↓ ↓ Harrow View
↓ ↓ The Kodak Site

Defining the Economic Strategy

The creation of virtuous interactions over time – a different kind of employment centre



Property Week 20 May 2011: *‘(Stuart) Lipton added that property needed to become more innovative in general in tailoring new developments to specific groups. “If you look at where influxes of capital and people will come from. It will be from India and China and other such markets”’.*

Emerging masterplan ideas – VISION

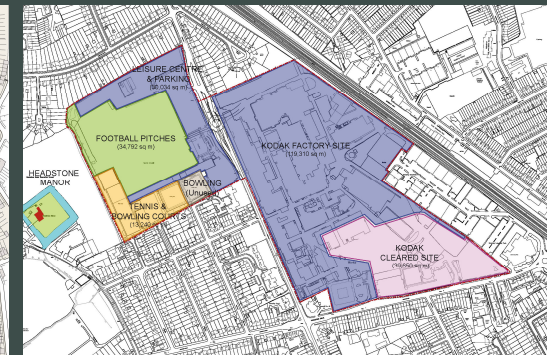
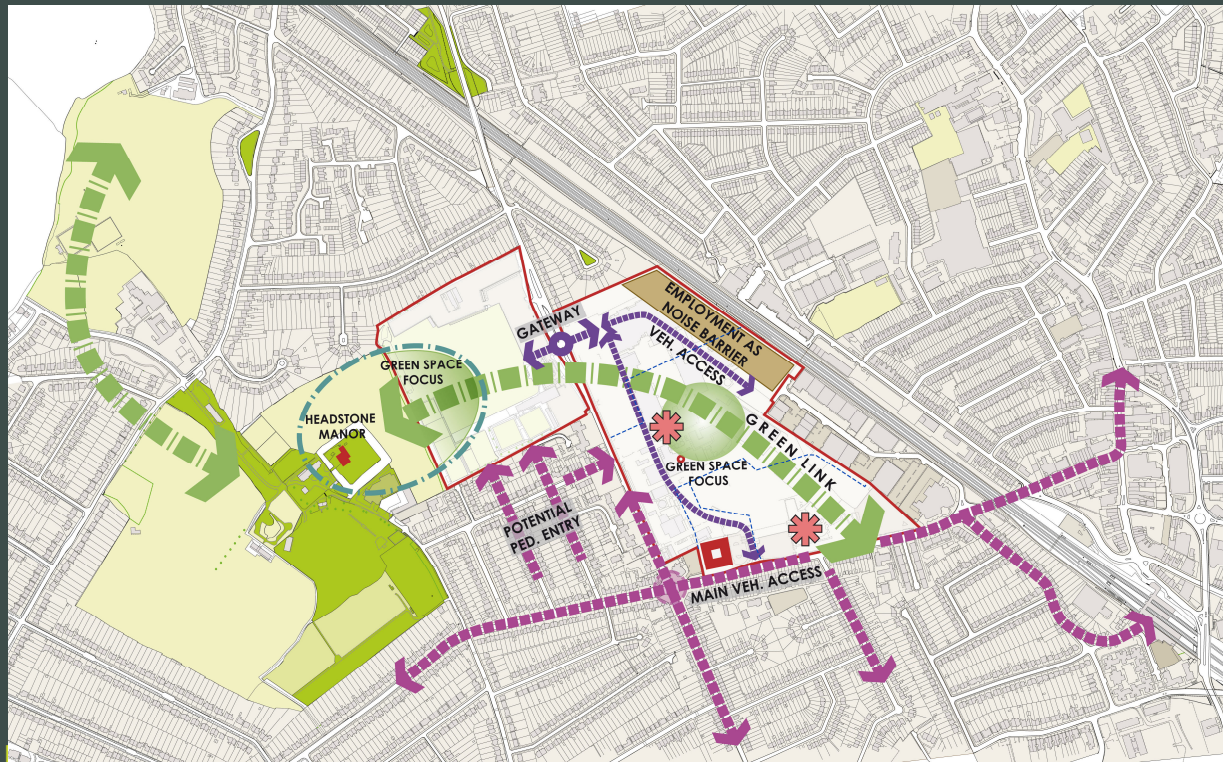
Unlocking Harrow's potential with a vibrant new quarter to

WORK – LIVE – PLAY



Emerging masterplan ideas – site response

- Create new links and help breathe new life into adjacent areas as part of Heart of Harrow effort



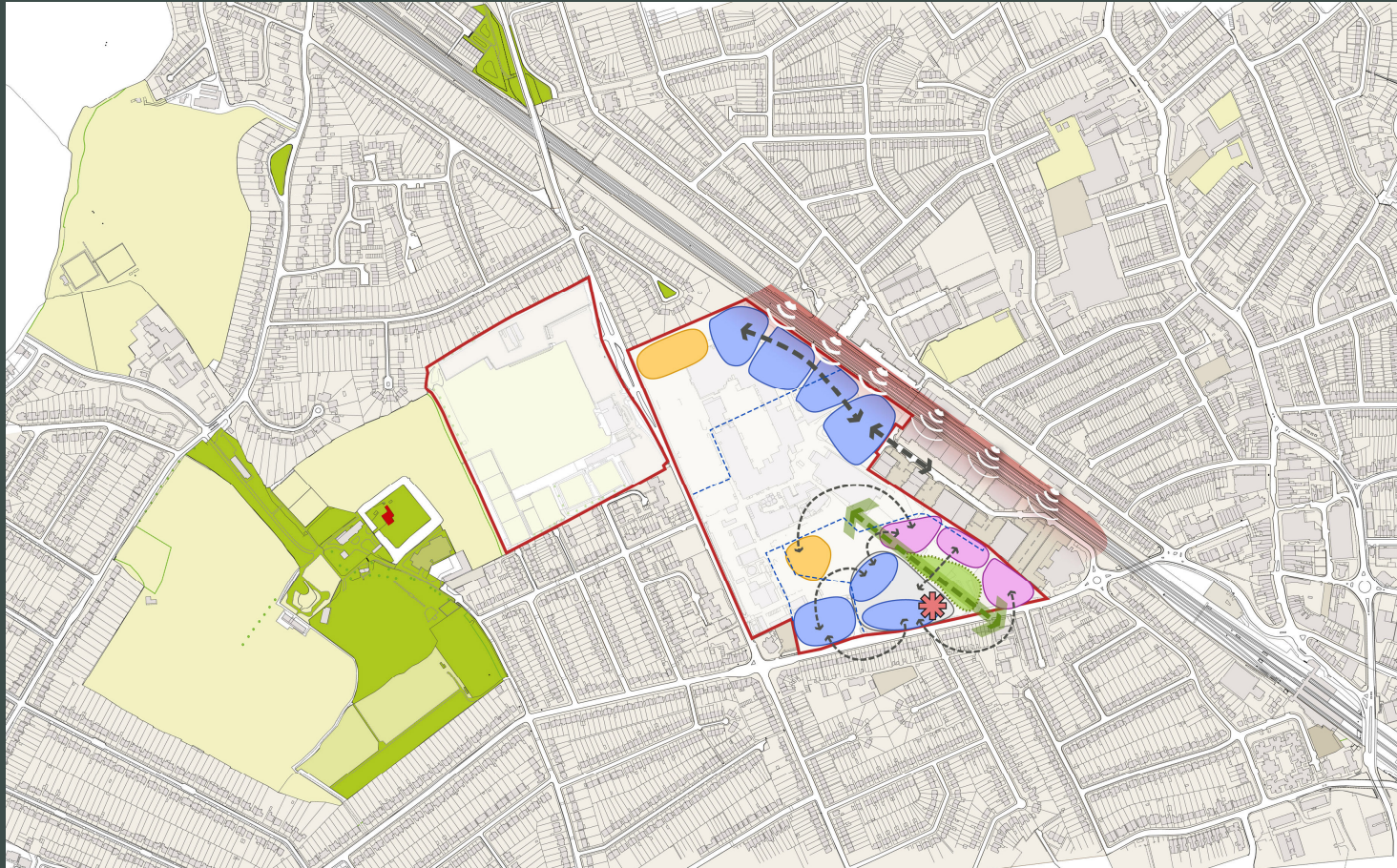
Existing site

Emerging masterplan ideas – Proposed Green Network

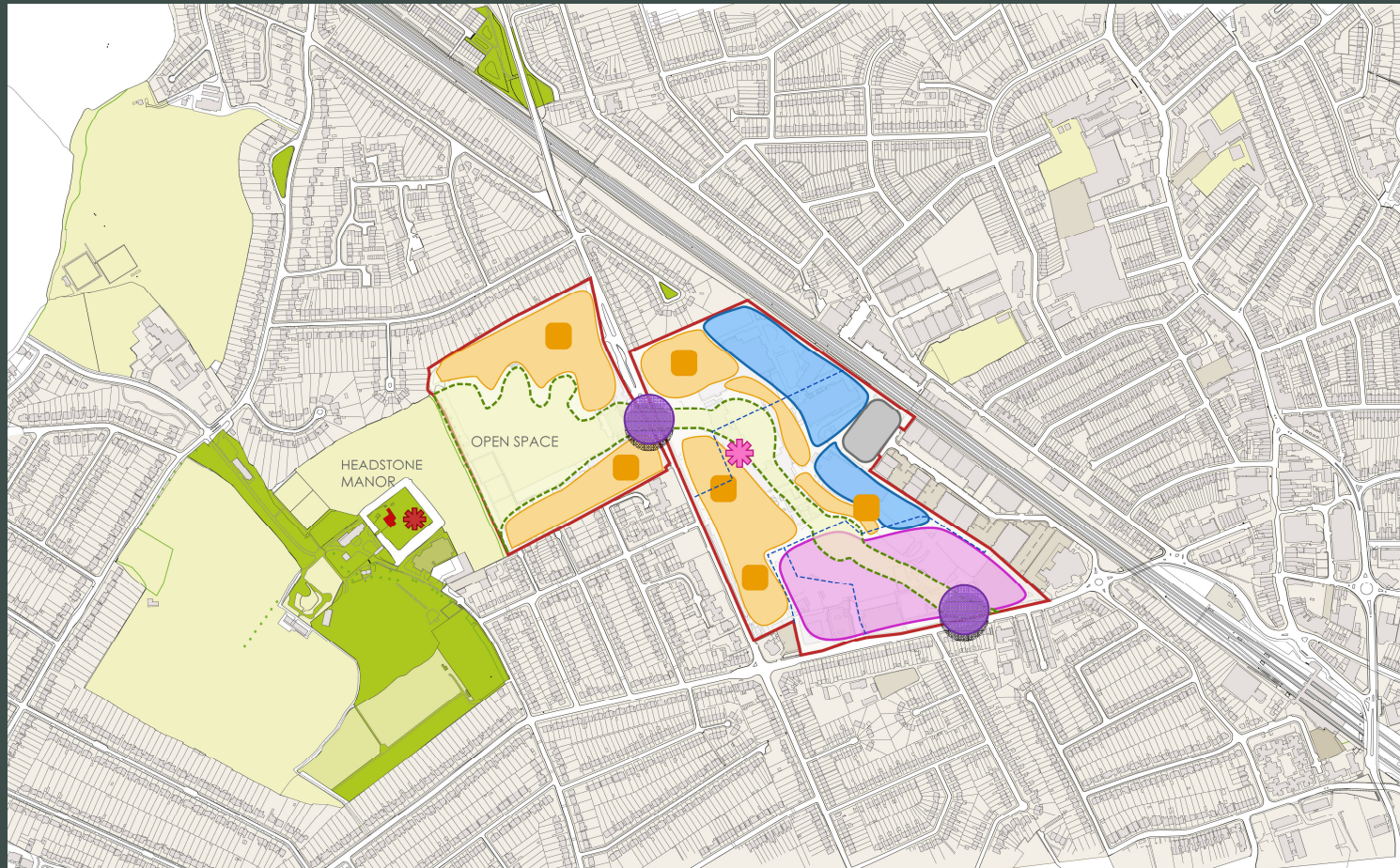
- Create new places and spaces for Harrow that were previously inaccessible for the public – and new opportunities for play and amenity



Emerging masterplan ideas – Mixed use regeneration



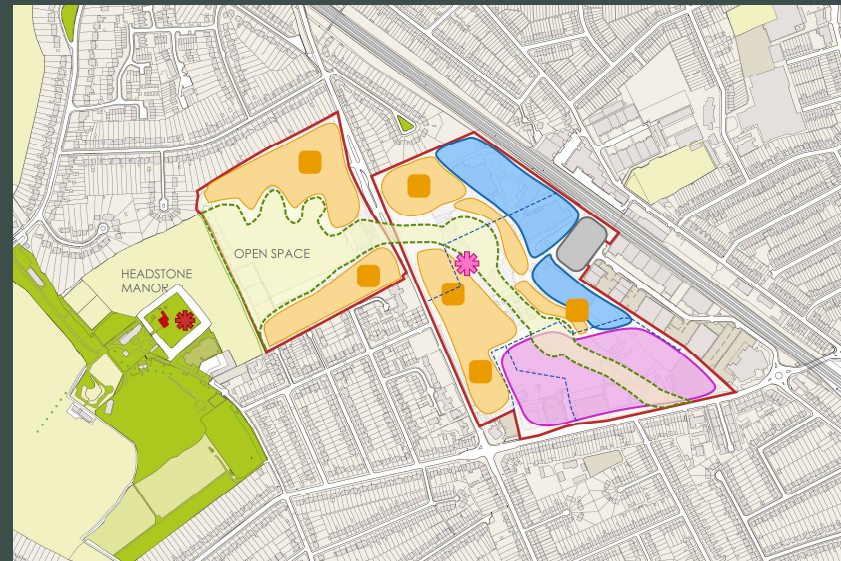
Emerging land use diagram



Emerging masterplan ideas

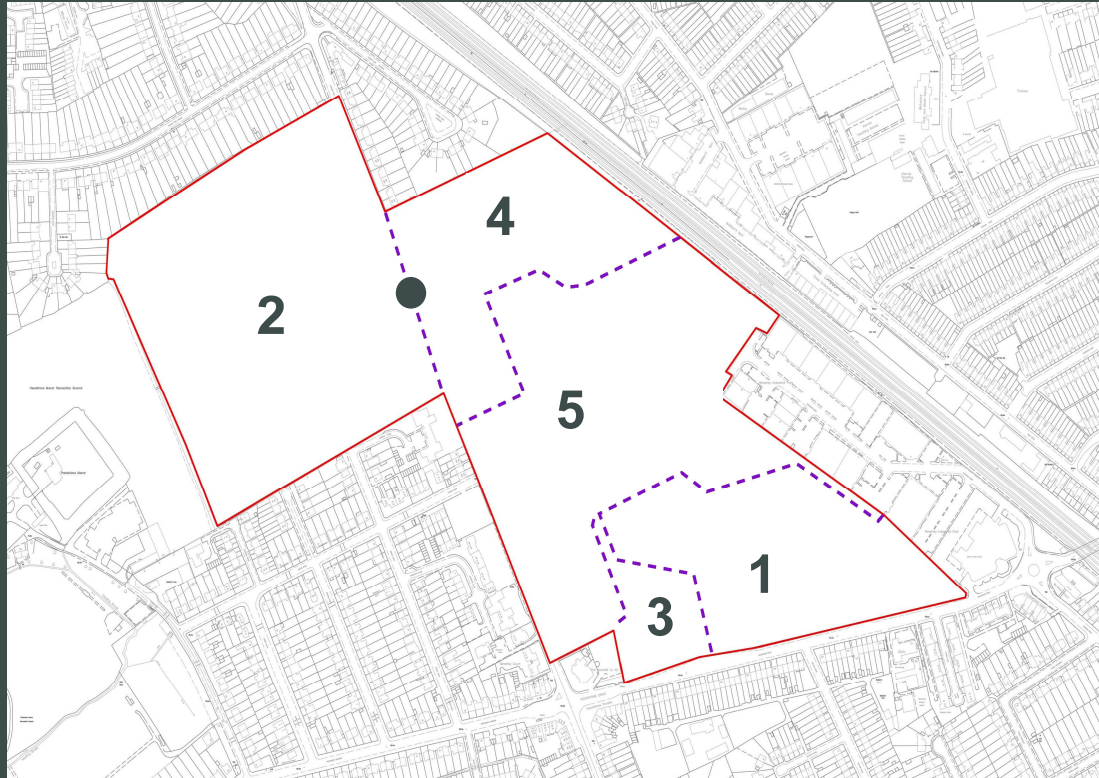
Components of a Deliverable Scheme, LS view:

- Employment space
- Residential space
- Public realm and open space
- Leisure centre and enhanced quality of local play and sports provision
- Community centre
- Doctor surgery / health centre
- Senior living
- Elderly Care
- Crèche



All in line with AAP recommendations and aspirations

Site Development – sequence and earliest timing



Phase	Start
1	March 2013
2	March 2013
3	On completion of Phase 1*
4	Demolition by Kodak, on commencement of Phase 1
5	Earliest (subject to Kodak operational needs), on completion of Phase 4 demolition



Land Securities Programme

- Public Consultation Third Stage – end of June 2011
- Presentation of Outline Application to the MDP – end July 2011
- Submission of Outline Application – September 2011
- Target for receipt of Outline Planning Approval – January 2012
- Target for submission of first Reserved Matters – September 2012

Major Sites Schedule

Strategic sites in “Heart of Harrow”					May 2011
	Location	Proposals	Timescale	Officer	Comment
1	Kodak	Mixed use development by Land Securities	Planning Autumn 2011	Stephen Kelly/Abigail Heard	Scheme Development phase now ongoing.
2	Civic Centre	Potential redevelopment	TBC	Andrew Trehern	
3	Tesco Station Road	Application submitted for enlargement and alteration to site, including extension to store, car parking and new frontage development	Decision in June/July	Stephen Kelly/Beverley Kuchar	Application under consideration
4	Greenhill Way, Car park	Mixed use development	TBC	Andrew Trehern	Pending AAP outcomes
5	Former Post office – College Road	Mixed use redevelopment	Planning Application expected late summer 2011	Stephen Kelly	Presentation to MDP in July
6	Lyon House, Lyon Road	Redevelopment of offices for mixed use commercial/community and residential development	Planning Summer 2011	Beverley Kuchar/Andrew Ryley	Scheme under development.
7	Bradstowe House	Erection of mixed use residential and commercial development	PP granted	Beverley Kuchar/Andrew Ryley	Revised planning application expected shortly.
8	Gayton Road Car park	Redevelopment for residential and car park	PP granted	Andrew Trehern	Under review as part of AAP
9	Former Travis Perkins site, Pinner View	Mixed use re-development for supermarket and residential	PP granted	Stephen Kelly	Development commenced on site. Underpass works submitted for review
10	Harrow Leisure Centre	Redevelopment to provide new Leisure Centre, associate car parking and landscaping	Planning application deferred	Andrew Trehern	Under review in context of Culture and Leisure Strategy development and AAP and PPG17 assessments

Rest of Harrow					
Location	Proposals	Timescale	Officer	Comment	
Former Govt Offices, Honeypot Lane	Mixed use re-development for residential, commercial and new business space	On site. Revised application expected in Summer 2011	Stephen Kelly	Revised application under discussion to re-configure business units and revise housing mix.	
Mill Farm Close	Redevelopment of former Council housing to provide 158 new residential units	PP granted	Beverley Kuchar/ Nicholas Ray	Work commenced on site.	
Rayners Lane Phase F	Redevelopment to provide 55 affordable new homes	PP granted	Beverley Kuchar/ Ian Hyde	Work commenced on site	
Rayners Lane Phase G	Redevelopment to provide new private housing	Pa expected summer 2011	Beverley Kuchar/ Ian Hyde	Final phase of Rayners Lane development expected at pre app stage shortly	
Royal National Orthopaedic Hospital	Redevelopment to provide new hospital and enabling residential development	Outline PP renewed 2010	Beverley Kuchar/ Nicolas Ray	OJEU advert published (for devpt partner). Detailed proposals for phase 1 hospital development expected to come forward in mid/late 2011.	
Douglas Close, Stanmore	Redevelopment to provide 79 new residential units	On site. Revised application Summer 2011	Matthew Lawton	Work commenced on site. PA for revisions to scheme details expected shortly	
RAF Bentley Priory	Change of use to provide museum and 103 new residential units	On site.	Beverley Kuchar/ Matthew Lawton	PP issued. Pa for revisions to scheme expected shortly.	
Edgware Town Football Club	Redevelopment to provide 189 new dwellings	Outline pp granted	Beverley Kuchar/ Nicholas Ray	S106 revised to allow for revised AH provision. Works not started.	

Recommendations

The Panel is recommended to:

- Note and comment on the report, and the actions that are being taken to progress the strategic development of the Heart of Harrow Intensification Area;
- Support outline proposals and suggested priorities for infrastructure investment in 2011/12, to improve the network of public spaces in Harrow town centre and adjacent to the Intensification Area;
- Comment on any issues arising from the presentations on transport and movement within the Intensification Area and the future use of the Lyon House and Kodak sites; and
- Note the content of the Major Sites Schedule.