

Working Draft

Urban role and objectives for Intensification Area sub-areas and sites

SUB-AREA; HARROW WESTERN GATEWAY

- Improve image of the western gateway to Harrow town centre and establish Neptune Point as the western edge of the commercial area
- Improve connectivity south to Harrow-on-the-Hill and west to West Harrow and Pinner Park
- Improve traffic flow at Pinner Road junction
- Improve public realm at
 - o western end of College Road
 - o Headstone Road
 - o Clarendon Road,
 - o Greenhill way
- Undertake significant enhancement to the Roxborough Bride underpass and improve pedestrian link to Harrow of the Hill station and St Anns Road

Site 01

College Road west

Uses: Consolidated offices with replacement/renewed accommodation, ancillary ground floor amenities and parking

Spatial objectives:

- Improve image of the western gateway to Harrow town centre
- Provide replacement office block, with mixed use at the ground floor, and replacement car park
- Improve street environment on northern footway
- Rationalise and improve access to town centre car parks and the bus station

SUB-AREA; HARROW TOWN CENTRE

- Enhance the metropolitan character of Harrow town centre and promote development of a scale and type that reaffirms its role as a Metropolitan Centre
- Create a broader and distinctive retail/leisure offer and diverse evening economy including
 - o A network of new public spaces
 - o Improved park amenities
 - o Pavement/outdoor dining
 - o Better lighting
- Improve Harrow-on-the-Hill Station environs and work proactively with TfL to secure step free access
- Improve bus station environs and possible redevelopment of interchange
- Improve visual and physical permeability of town centre
- Improve visual relationship between town centre and Harrow-on-the-Hill
- Open up sight-lines to St Mary's Church
- Improve public realm at College Road, Havelock Place, St Ann's Road and Greenhill Way

- Establish a coordinated material palette for new developments within town centre

Site 02 College Road east

Opportunity: Improve and promote image of Harrow town centre from within and to surrounding areas

Uses: Civic/community, residential flats, retail, restaurant,.

Spatial objectives:

- Improve image and identity of Harrow town centre from within and to surrounding areas
- Provide landmark building of exceptional architectural quality that addresses both College Road and the railway edge
- Create active face to College Road
- Provide mix of uses and high levels of transparency on upper and lower floors
- Apply coordinated material palette that adds to Harrow Town Centre identity
- Provide public routes across the site
- Establish a new public space on the site
- Organise building forms to create new street level sight-lines to Harrow-on-the-Hill from College Road.

Site 03 Harrow-on-the-Hill car park west

Uses: Residential flats and daytime “park café”

Spatial objectives:

- Replace existing car park
- Provide active uses facing the park
- Apply coordinated material palette that adds to Harrow Town Centre identity
- Development to support visual and accessibility improvements to public realm connecting Lowlands Road, Harrow-on-the-Hill Station and Lowlands Recreation Ground
- Improve interchange and waiting facilities to the rear of Harrow on the Hill station

Site 04 Harrow-on-the-Hill car park east

Uses: Consolidated car park. Upper floor residential, education/community use

Spatial objectives:

- Provide new building face to railway edge
- Present a neutral backdrop to Lowlands Recreation Ground, enabling views into harrow town centre
- Apply coordinated material palette that adds to Harrow Town Centre identity

Site 05 Lowlands Recreation Ground

Uses: Harrow’s Town Park, recreation, performance and events.

Spatial objectives:

- Improve green space in terms of entrances, connections, seating opportunities and lighting

- Improve relationship with Harrow-on-the-Hill Station
- Create new access to the park and remove existing metalled fence to reflect desire line from the Station to the College and the surrounding residential area
- Provide improved public realm on Station Approach and Lowlands Road

Site 06

Havelock Place

Uses: Retail, cafe and community.

Spatial objectives:

- Consolidation of existing service areas and redevelopment of part of College Road frontage to secure a new pedestrian link to Station Road and St Anns Road
- Establish new active retail frontages.
- Provide a new mixed street environment that responds to activity at building edges

SUB-AREA; TOWN CENTRE EAST

- Create transition of density and use between Harrow town centre and surrounding residential neighbourhoods
- Improve connectivity with Harrow town centre
- Improve image of town centre's eastern extents from railway
- Improve public realm at junctions with Station Road
- Improve security/lighting and quality of existing pedestrian links between Station Road and adjacent streets
- Explore opportunities to create new pedestrian/cycle links through developments, to reflect desire lines

Site 07

Gayton Road

Uses: Predominantly residential, including an element of family housing, and long stay car parking

Spatial objectives:

- Provide a high quality 'landmark' building on south-western edge of site to strengthen presence from the railway lines and Harrow-on-the-Hill
- Ensure buildings address and present an active façade to Station Road
- Provide an urban grain of housing that extends the street pattern into the site;
- Avoid an inward looking urban form
- Create views from Gayton Road through the site to Harrow on the Hill and St Mary's church

Site 08

Lyon Road

Uses: Flats, retail/cafe, office, community uses/health facility, public realm

Spatial objectives:

- Provide generous public space and new public square between Station Road and St Johns Road
- Scope to provide landmark building on northern corner of site overlooking the new public space
- Apply a building form comprising larger blocks to Lyon Road/St Johns Road, on site informal amenity space for new residents, and high quality

- edge treatment to Lyon Road
- Protect existing trees of high amenity value in St Johns Road and Lyon Road
- Locate buildings to allow permeability through the site
- Orient connections to improve pedestrian access to the town centre

SUB-AREA; STATION ROAD

- Improve image, function and uses to strengthen High Road characteristics
- Add to existing string of landmarks buildings to aid way-finding and orientation
- Provide a series of public spaces along route and promote new planting within existing spaces
- Improve public realm throughout to reinforce distinctiveness/quality and exploit opportunities to add new public realm/greenery into the street
- Tie in with forthcoming Green Grid proposals
- Improve image of existing buildings and consider redevelopment where possible
- Improve traffic flow thorough the corridor particularly at key junctions such as Hindes Road and Greenhill Way
- Improve pedestrian and cycle safety at key crossings
- Explore opportunities to improve bus access

Site 09

Greenhill Way car park

Uses: Mixed use with retail and leisure/entertainment, with hotel, office or residential above and reprovided car park

Spatial objectives:

- Create a landmark gateway from Station Road north
- Seek to secure comprehensive redevelopment in one or two phases
- Provide podium structure with taller forms above and a massing arrangement that aids legibility and signals a sense of arrival in the Metropolitan Centre
- Encourage active ground floors at the perimeter of the site
- Create a new public space on Station Road
- Potentially create 'market' route through site.
- Anticipate future redevelopment of the rest of the Debenhams site in design.

Site 10

Tesco

Uses: Supermarket, flats, café/small scale retail and evening parking

Spatial objectives:

- Encourage buildings to be placed at the edge of the site to create a stronger streetwall
- Provide a taller building element on corner of site to provide definition
- Encourage active uses and façade transparency at the ground floor on Station Road and Hindes Road
- Improve and widen the street edge to the site on all sides
- Declutter/improve junction of Hindes Road/Station Road
- Provide a new generous pedestrian environment at junction of Station Road and Hindes Road to tie in with Green Grid proposals
- Improve pedestrian crossing facilities, and road junction environment for the benefit of pedestrians and cyclists

- Site 11 Civic Centre
 Uses: Housing, retail and community
 Spatial objectives:
- Seek to seek comprehensive,/phased site development
 - Provide legible pedestrian route between Station Road and western entrance to Harrow and Wealdstone Station
 - Refresh/renew public/ceremonial space and gathering space for residents and users of Station Road and the Mosque
 - Seek to relocate reference library to Harrow town centre
 - Improve crossing facilities across Station Road connecting Mosque to the Civic One site
 - Improve street edge environment at Station Road/The Bridge
 - Transition density upwards from east to west
 - Place larger scale/taller buildings and mixed uses on Station Road frontage
 - Rationalise and consolidate existing on site parking
- Site 12 High Road opportunity areas
 Uses: Predominantly retail, cafe and community with residential units on upper floors.
 Spatial objectives:
- Incremental re-provision of retail and mixed use High Street buildings
 - Promote site assembly and renewal/regeneration of street blocks where this secures improved public realm, new active ground floor frontages and upper floor residential accommodation
 - Shopfront and façade renovation
 - Encourage additional floors on High Street buildings as an option
 - Improve public realm and image of street through tree planting, new furniture and lighting

SUB-AREA; WEALDSTONE CENTRAL

- Improve image and function as a local town centre
- Encourage, strengthen and add to diversity of the existing small-scale and specialist retail offer
- Refocus main shopping area around High Street/Headstone Drive
- Improve east-west connectivity
- Improve public realm at Harrow and Wealdstone Station, Ellen Webb Drive, Canning Road, under the railway bridge and on the High Street
- Enhance role of town square and create multi purpose public space
- Improve pedestrian environment at George Gange Way
- Improve traffic flow at junction of Ellen Webb Drive, Cecil Road and Headstone Drive

- Site 13 Wealdstone infills
 Uses: High street retail and mixed use residential, potential for smaller locally serving food store
 Spatial objectives:
- Improve image of Wealdstone town centre through renovation and high quality new buildings

- Consolidate retail offer to Weadstone town centre and support new non retail, ground floor activity on town centre edges
- Encourage buildings to be placed at the edge of the site to create a stronger streetwall
- Encourage active uses and façade transparency at the ground floor
- Encourage buildings of between 3 and 5 storeys
- Improve public realm and image of street through tree planting, new furniture and lighting

Site 14

Palmerston Road/George Gange Way

Uses: Housing, student accommodation, commercial, training

Spatial objectives:

- Establish a visible, high quality gateway building to Weadstone
- Allow taller buildings to relate to level changes at the Bridge
- Encourage high quality buildings that allow road junction and roundabout redesign
- Improve pedestrian environment on George Gange Way
- Consider removing the roundabout, or remodelling this junction to improve pedestrian and cyclist environment.

SUB-AREA; WEALDSTONE WEST

- Reconnect Wealdstone town centre with Headstone Manor and Green Belt beyond, using landmark buildings for orientation and locating public uses
- Tie in with existing suburban street patterns
- Use contemporary reinterpretations of suburban housing types throughout
- Improve image of Wealdstone from railway
- Carefully locate uses of appropriate scale to strengthen existing offer of Wealdstone town centre
- Improve traffic flow at junction of Headstone Drive and Harrow View

Site 15

Teachers Centre

Uses: Education/secondary school

Spatial objectives:

- Ensure the northern part of site responds to the surrounding urban fabric and street framework
- Provide link between Tudor Road and Whitefriars Avenue through site
- Carefully locate the education building on Tudor Road to create a safe environment
- Orient the structure to relate to both residential and industrial neighbours

Site 16

ColArt

Uses: Employment/enterprise and housing,.

Spatial objectives:

- Retain the ColArt office building
- Provide strong mixed use urban block addressing the High Street
- Locate family housing on northern extent of site
- Cluster of community uses and public spaces at the west of the site
- Apply a modern interpretation of historic 'villa' building forms
- Locate buildings to allow permeability through the site
- Orient connections to improve pedestrian access to the town centre

- Provide a route between the High Street and Whitefriars Avenue
- Encourage pedestrian and cycle access through to the western end of the site
- Provide a green, parkland setting

Site 17

Kodak and Zoom Leisure

Uses: Workshops, workspaces, enterprise hub, family housing, flats, , community infrastructure, primary school local shopping, public open space

Spatial objectives:

- Tie site into surrounding street patterns
- Establish clear connections and continuity to Wealdstone Town Centre
- Pursue an east-west pedestrian bridge across the railway corridor
- Provide a significant new diagonal green link connecting Wealdstone town centre to Headstone Manor as a central open space
- Create new vista to Headstone Manor from Harrow View
- Locate a collection of taller buildings addressing and strengthening this route
- Secure new primary school fronting Harrow View
- Focus houses on a contemporary interpretation of the suburban Metroland housing that has defined Harrow
- Gather employment and community uses at the south and east of the site, reinforcing a relationship with Wealdstone Town Centre
- Ensure housing densities and typologies are located to relate to greater areas of mixed use activity
- Create continuity with a restrained palette of streetscape designs and a coordinated material and furnishings palette

Site 18

Headstone Manor

Uses: Heritage, recreation and tourism.

Spatial objectives:

- Continue the programme of renovation to maintain value of cultural asset
- Add recreational and public spaces where appropriate
- Improve visibility, quality and accessibility of the Manor.

SUB-AREA; WEALDSTONE EAST

- Improve connection to Wealdstone and Harrow town centres with new green links
- Tie in with forthcoming Green Grid proposals
- Improve and diversify existing leisure offer
- Tie in with existing suburban fabric
- Promote the potential of living in a parkland setting

Site 19

Harrow Leisure Centre

Uses: New leisure centre, reprovided community facilities enhanced recreational activities, extended green spaces, family homes and flats.

Spatial objectives:

- Create a complete public destination, a partner to Headstone Manor at the west

- Improved leisure centre as landmark building for east Wealdstone
- A range of housing types responding to surrounding scale
- Improved variety of recreational activities at edge of site and at green space
- Connect to the wider Green Grid network
- Improved connection to green space from Christchurch Avenue

EXISTING/FORTHCOMING DEVELOPMENTS CONTRIBUTING TO TARGETS

Site 20	<u>Neptune Point</u> Uses: Flats and supermarket.
Site 21	<u>Bradstowe House</u> Uses: Flats and small scale retail.
Site 22	<u>Greenhill Way car park north</u> Uses: Family houses
Site 23	<u>CA and WLWLP sites</u> Uses: Refuse, recycling and employment Spatial objectives: Improve image from railway lines and from surrounding residential neighbourhoods.